

**5 Bedroom House - Detached**  
**located on St. Louis Close, Hinckley**  
**Offers Over £575,000**

**UP Estates**





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**\*\* GARDEN ROOM WITH POWER/LIGHT - SIZEABLE FIVE DOUBLE BEDROOM DETACHED RESIDENCE - TWO RECEPTION ROOMS & OPEN PLAN KITCHEN/DINER - DOUBLE GARAGE & MULTI-CAR DRIVEWAY - THREE BATHROOMS, WC & UTILITY ROOM - SOLAR PANELS - GAS FIRE PITT - POD POINT CHARGER\*\***

This is an exceptional opportunity to purchase an imposing detached family home on St. Louis Close, Hinckley. Viewing is essential to appreciate the quality and space this property has to offer, very briefly comprising; multi-car driveway, double garage, entrance hall, snug/dining room, family lounge, open plan social kitchen diner, utility room, WC, private good sized garden and versatile garden room boasting power/light all to the ground floor. On the first floor off of the landing are five well proportioned double bedrooms (two ensuite), followed by the family bathroom. Externally the property boasts a stunning landscaped rear garden with a Garden Room which has power and lighting and there is a gas fire pit and also cctv surrounding the property. This property benefits from solar panels. The owners of the property are purchasing a new build property so there will not be a further onward chain. Call now to secure a viewing!

## LOCATION

Located in the popular town of Hinckley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Access to Burbage Common walks and golf course. Excellent transport connections can be found from the M69, Hinckley train station and many local bus routes.

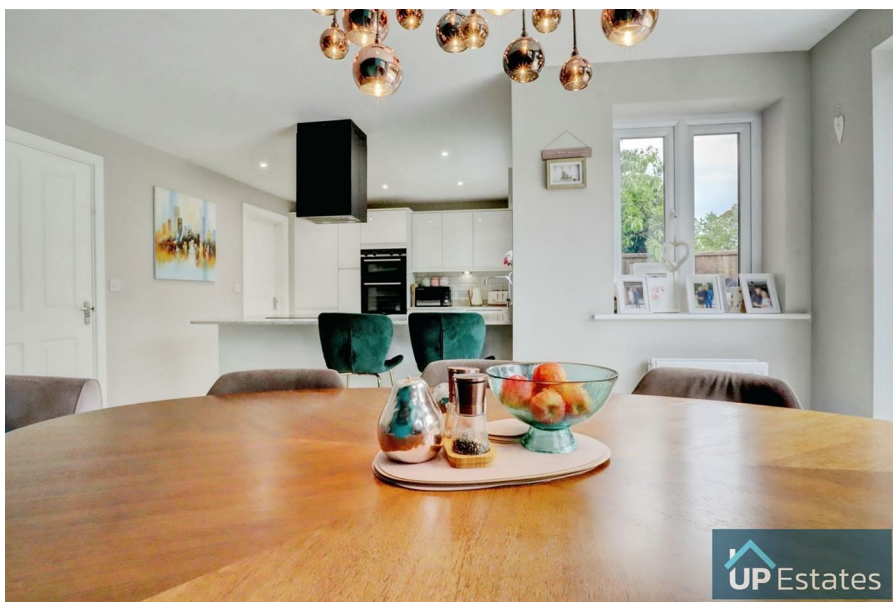
## IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any

## Offers Over £575,000

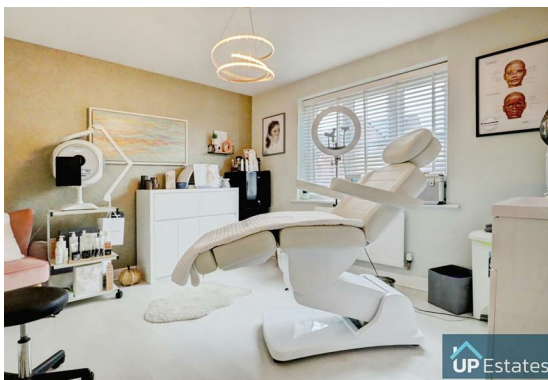
- BEAUTIFULLY PRESENTED EXECUTIVE DETACHED FAMILY RESIDENCE
- FIVE DOUBLE BEDROOMS
- VERSATILE GARDEN ROOM WITH POWER/LIGHT
- THREE BATHROOMS, WC & UTILITY ROOM
- STUNNING OPEN PLAN KITCHEN DINER
- WELL REGARDED DEVELOPMENT IN HINCKLEY
- LANDSCAPED REAR GARDEN AND LARGE DRIVEWAY
- GAS FIRE PIT IN THE GARDEN
- CCTV ALL AROUND THE PROEPRTY
- POD POINT CHARGER





services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract



through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







St. Louis Close, Hinckley





Total Area: 201.6 m<sup>2</sup> ... 2170 ft<sup>2</sup> (excluding garden room)  
 All measurements are approximate and for display purposes only

## CONTACT

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