



3 Bedroom Bungalow - Detached
located on Boyslade Road, Hinckley
£475,000

 **UP Estates**



****READY TO MOVE INTO - RENOVATED THROUGHOUT - GREAT LOCATION & SUPERB PLOT**** NO CHAIN is offered on this spacious detached bungalow, with gated drive and ample parking for multiple vehicles. Featuring three double bedrooms, a social kitchen/diner with bi-fold doors, this is an exciting opportunity to acquire this sprawling bungalow, which has undergone sympathetic, extensive renovation throughout and offers the rare opportunity of a ready to move into bungalow with no work required. The property benefits from a host of impressive features, including being situated on a sought after and popular road, with immediate nearby amenities including doctors surgery, chemist, shops and bus stops, as well as the further Burbage benefits of restaurants, pubs and access to the A5 & M69 road network.

Having undergone in late 2023 and early 2024 refurbishment throughout, including new HIVE central heating system, electrical re-wire throughout, full re-plastering and decoration throughout, internal oak doors, majestic oak porch feature to front aspect, LVT flooring and bi-folding doors to the refitted kitchen, being just some of the impressive aspects of this home. In brief the property comprises: Reception Hall, Lounge, Kitchen/Diner, Three Double Bedrooms, Bathroom, Utility Room, WC and Garage. Some of the images used here for marketing are virtually staged, in order to give perspective to the room. Please call to arrange your viewing now to avoid missing out!

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



£475,000

- NO CHAIN
- Spectacular Detached Bungalow
- Renovated Throughout
- Superb Plot in Sought After Locale
- Three Double Bedrooms
- Gated Driveway with Ample Parking
- Feature Kitchen/Diner with Bi-Folding Doors
- Garage



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







Boyslade Road, Hinckley





Total Area: 106.8 m² ... 1150 ft² inc Garage

All measurements are approximate and for display purposes only

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk
 T: 024 7771 0780

