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**4 Bedroom House - Semi-Detached**  
**located on Goosehills Road,**  
**Hinckley**  
**£300,000**

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**\*\*SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME OFFERING GENEROUS AND VERSATILE LIVING WITH EXCELLENT POTENTIAL THROUGHOUT IN A POPULAR BURBAGE LOCATION\*\***

The property welcomes you into a spacious entrance hall leading to a comfortable front living room, with a large window to the front aspect allowing plenty of natural light to flood the space. There is also an attractive fireplace to create a relaxed and warm atmosphere during the cooler months. To the rear of the home, a generous open-plan kitchen and dining room provides ample space for family dining and entertaining, with direct access to the rear garden via French Doors further providing plenty of natural light. There is also a separate WC/ Utility space accessed via the integrated garage adding convenience and practicality.

The first floor comprises four well-proportioned bedrooms, including three generous double bedrooms and a comfortable single room. Multiple bedrooms also consist of built in wardrobes offering flexibility. The generous family bathroom is complete with a bath and separate shower cubicle. There is also a separate shower room, providing further convenience for larger families and busy households.

Externally, this home benefits from a private driveway to the front aspect offering off road parking for multiple vehicles. There is also access to the substantial garage which leads further to the workshop to the rear. This offers an abundance of storage options along with secure parking. Possible conversions are also available (STPP). Situated within a well-established residential area of Hinckley, the property is conveniently positioned close to well regarded schools, local shops and everyday amenities, while excellent transport links provide easy access for commuters. This family home offers flexible and generous living space throughout with excellent potential.

**£300,000**

- SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- BRIGHT FRONT LIVING ROOM WITH STANDOUT FIREPLACE FEATURE
- GENEROUS OPEN-PLAN KITCHEN AND DINING ROOM
- SEPARATE WC AND UTILITY SPACE ADDING CONVENIENCE
- THREE WELL PROPORTIONED DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- FAMILY BATHROOM AND A SEPARATE SHOWER ROOM, PERFECT FOR BUSY FAMILY HOUSEHOLDS
- PRIVATE REAR GARDEN WITH BOTH LAWN AND PATIO AREAS IDEAL FOR RELAXING AND ENTERTAINING
- LARGE INTEGRATED GARAGE AND WORKSHOP PROVIDING SECURE PARKING AND EXCELLENT STORAGE OPTIONS
- PRIVATE DRIVEWAY FOR MULTIPLE OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES WITH EXCELLENT TRANSPORT LINKS





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

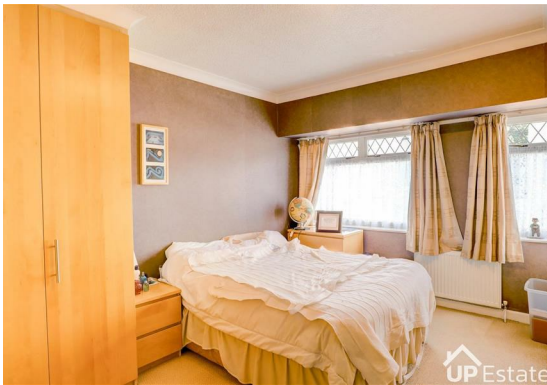
All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





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Goosehills Road, Burbage, Hinckley



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Total Area: 104.6 m<sup>2</sup> ... 1126 ft<sup>2</sup> (excluding garage, workshop)

All measurements are approximate and for display purposes only

## CONTACT

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