



**3 Bedroom House - Link Detached**  
**located on Woodbank, Hinckley**  
**£325,000**

 **UP Estates**



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**£325,000**

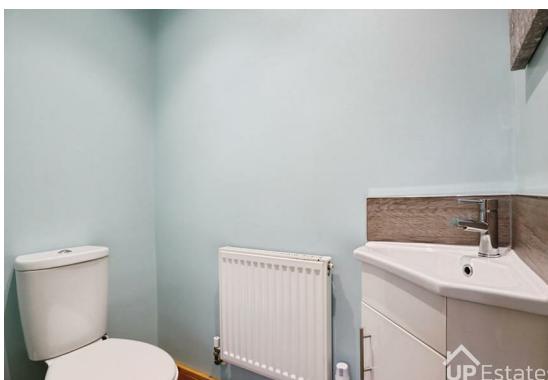
- SPACIOUS LINK DETACHED PROPERTY
- OPEN PLAN LOUNGE/ KITCHEN/ DINER
- THREE DOUBLE BEDROOMS AND STUDY
- LANDSCAPED TO FRONT AND REAR
- LARGE FAMILY BATHROOM
- GARAGE AND DRIVEWAY

**\*\*SPACIOUS LINK DETACHED MODERN HOME\*\***  
**\*\*OPEN PLAN LIVING/ KITCHEN/ DINER\*\*** Up Estates are pleased to bring to the market this stunning, fully modernised link detached property which offers three double bedrooms and a study to the first floor. The property offers a low maintenance garden and an attractive driveway and must be viewed to appreciate. In brief the property comprises; Hallway, lounge/ kitchen/ diner, utility, w/c and garage to the ground floor. To the first floor there are three double bedrooms, large walk in wardrobe, study and family bathroom. There is a driveway to the front offering parking for two vehicles. The property is located in Burbage and has excellent local amenities and road links.





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#### **HALL**

Allowing access to the downstairs space and stairs leading to the first floor.

#### **LOUNGE AREA**

17'8" x 29'2"

Initially greeted by a spacious living area, with a double glazed window overlooking the front aspect and allowing natural light from the front to the rear of the room.

#### **KITCHEN/DINING AREA**

17'8" x 29'2"

An open plan kitchen dining space, a plethora of breakfast surface space surround the fully equipped kitchen including a matching range of base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, space for a gas oven and hob with windows overlooking the rear garden. Adjacent is a sociable dining area with double doors allowing access to the rear garden. Access is also available to the utility room, WC & garage from this space.

#### **UTILITY ROOM**

9'4" x 7'7"

Having wall and base mounted units, space and plumbing for washing machine, door leading to the rear garden and access to the WC & garage.

#### **WC**

Benefiting from a low level w/c, wash hand basin and central heated radiator.





#### **GARAGE**

Having power and lighting and an up-and-over door.

#### **BEDROOM ONE**

14'1" x 16'1"

A spacious bedroom with a double glazed window overlooking the front, storage space and central heated radiator. Having access to the dressing room and study.

#### **DRESSING ROOM**

10'0" x 10'0"

A little piece of luxury, a personal dressing room with storage on either side leading to the private study.

#### **STUDY**

6'6" x 5'3"

A private study with a double glazed opaque window overlooking the rear aspect having a central heating radiator.

#### **BEDROOM TWO**

8'7" x 15'5"

Double room having a central heated radiator and double glazed window to the front aspect.

#### **BEDROOM THREE**

8'7" x 13'2"

Double room having a central heated radiator and double glazed window to the rear aspect.

#### **BATHROOM**

11'2" x 10'3"

Being partially tiled and having a free standing bath, luxury walk in shower, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

#### **REAR ASPECT**

A private rear garden with a paved seating area and a large versatile outbuilding which is perfect for a workshop/ home gym etc.

#### **FRONT ASPECT**

Having a driveway and access to the garage.

#### **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.

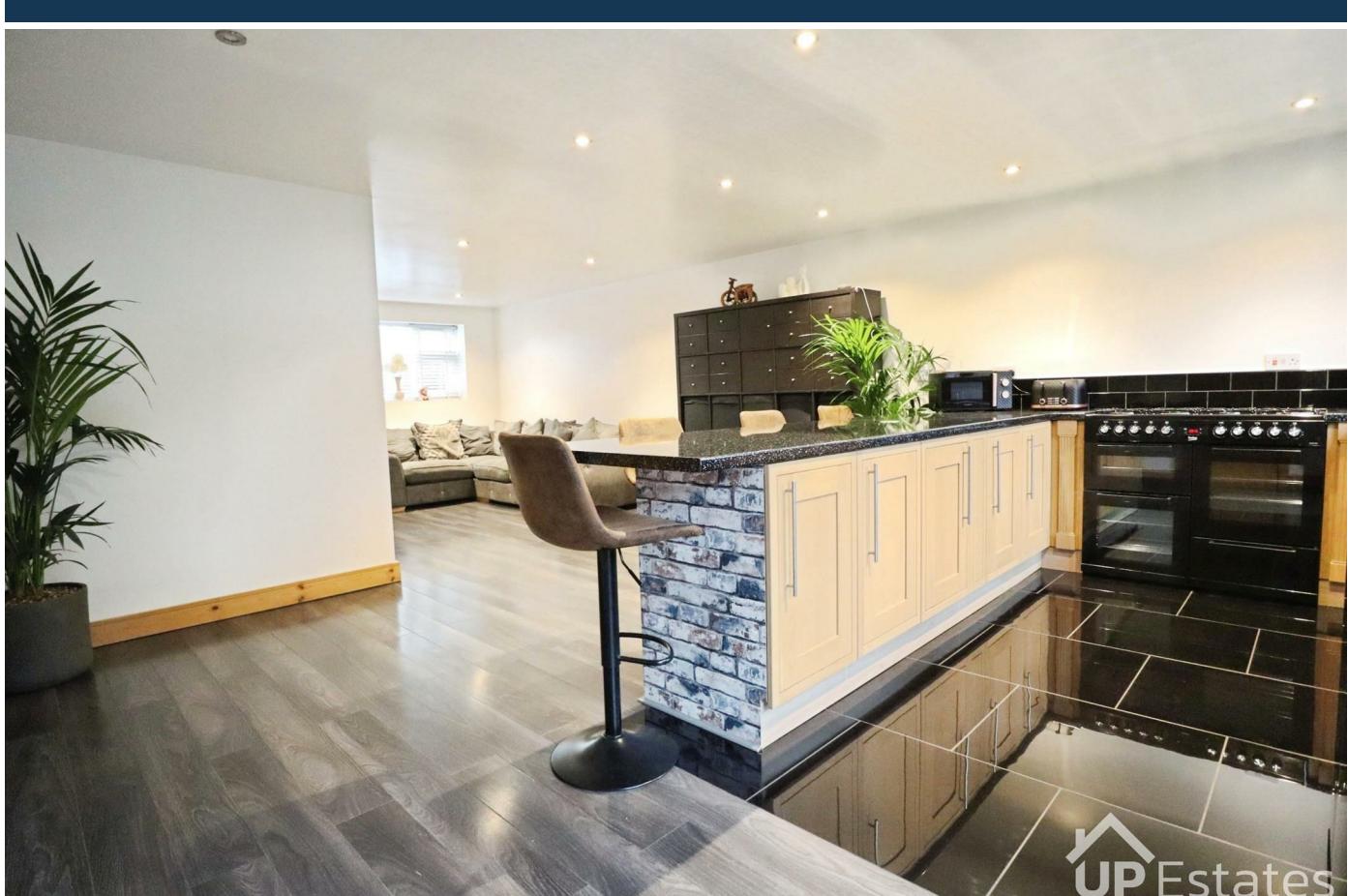
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

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





Woodbank, Burbage, Hinckley





Total Area: 133.3 m<sup>2</sup> ... 1435 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790