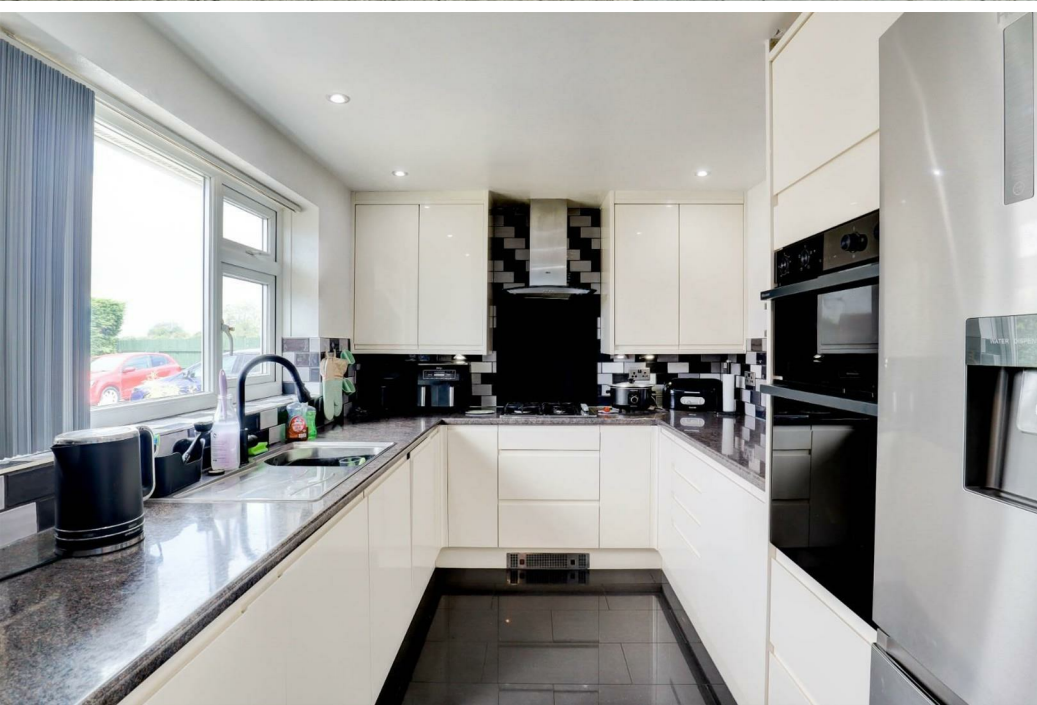




3 Bedroom Bungalow - Detached
located on Hawkins Close, Hinckley
£425,000

UP Estates



****MODERN AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW SET ON A GENEROUS PLOT, STUNNING PRIVATE REAR GARDEN WITH A DETACHED SINGLE GARAGE AND PRIVATE DRIVEWAY****

Situated in a quiet residential cul-de-sac, this beautifully presented bungalow offers spacious, modern single-storey living in a highly desirable location. Stepping inside, you are welcomed by a bright and inviting entrance hallway, full of warmth, colour and character, setting the tone for the rest of this wonderful home. To the front of the home is the contemporary fitted kitchen, featuring an excellent range of cabinets and worktop space, while a generous window allows natural light to flood the room.

To the rear, the home opens into a spacious open-plan living and dining area, creating the perfect space for everyday living and entertaining. French doors provide seamless access to the rear garden, allowing you to enjoy effortless indoor-outdoor living while taking in the beautiful garden scenery. The principal bedroom is a generous retreat, complete with large fitted wardrobes and a stylish private en-suite shower room. Two further well-proportioned bedrooms provide flexible accommodation for family, guests or a home office, all served by a modern family bathroom.

Occupying a generous plot, the property enjoys a beautifully maintained and private rear garden with lawned areas and a decked seating area, ideal for relaxing or entertaining during the warmer months. To the front is an additional lawned garden, a private driveway providing off-road parking, with the further benefit of a detached single garage offering excellent storage or secure parking. Conveniently located just a short drive from Morrisons supermarket, Hinckley town centre and a range of local amenities, the property also benefits from excellent transport links to Nuneaton, Coventry and Leicester, making it an ideal choice for commuters.

£425,000

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW SET ON A GENEROUS PLOT
- BRIGHT AND AIRY OPEN-PLAN LIVING AND DINING ROOM
- MODERN FITTED KITCHEN WITH AMPLE CABINETS AND WORKTOPS FOR MEAL PREPERATION
- PRINCIPLE BEDROOM WITH LARGE FITTED WARDROBES AND A STYLISH PRIVATE EN-SUITE
- CONTEMPORARY FAMILY BATHROOM
- PRIVATE AND BEAUTIFULLY MAINTAINED REAR GARDEN WITH DECKING ENTERTAINMENT AREA
- DETACHED SINGLE GARAGE WITH PRIVATE DRIVEWAY
- EXCELLENT TRANSPORT LINKS TO HINCKLEY, NUNEATON, COVENTRY AND LEICESTER
- CLOSE TO LOCAL AMENITIES AND SUPERMARKETS SUCH AS MORRISON'S





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.





Hawkins Close, Hinckley





Total Area: 74.4 m² ... 801 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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