







3 Bedroom House - Semi-Detached

located on Netherley Court, Hinckley

£290,000

UP Estates

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£290,000

- THREE BEDROOM SEMI-DETACHED HOUSE SET OVER THREE FLOORS
- QUIET RESIDENTIAL LOCATION
- BRIGHT AND SPACIOUS ENTRANCE HALLWAY
- RECEPTION ROOM WITH FRENCH DOORS TO THE REAR GARDEN
- SEPARATE UTILITY ROOM AND WC
- INTEGRATED GARAGE OFFERING SECURE PARKING AND ADDITIONAL STORAGE
- SPACIOUS LIVING ROOM WITH FLEXIBLE LAYOUT OPTIONS
- MAIN BEDROOM WITH PRIVATE EN-SUITE
- PRIVATE DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES
- CONVENIENT ACCESS TO SUPERMARKETS AND HINCKLEY TOWN CENTRE

Three Bedroom Semi-detached house situated in a quiet residential location within Netherley Court, this beautifully arranged three-bedroom house offers spacious and versatile accommodation set across three floors. Designed with both comfort and practicality in mind, this home is ideal for families, professionals, or anyone seeking modern living in a convenient setting.

The property welcomes you into a bright and spacious entrance hallway, creating an immediate sense of space. From here, you'll find a lovely reception room featuring French doors that open directly onto the rear garden and patio area — perfect for relaxing or entertaining during the warmer months. The ground floor further benefits from a separate utility room and WC, adding an extra touch of everyday convenience and luxury. There is also a generously sized integrated garage offering secure parking or additional storage, accessible both from the front driveway and internally.

To the first floor, the main living space provides a well-appointed kitchen/diner complete with ample built-in cupboards, integrated oven and hob, and pleasant views over the rear garden. The spacious living room overlooks the front aspect and offers flexible living and dining arrangements, making it an ideal social and family space. The top floor comprises three well-proportioned bedrooms, some benefiting from built-in wardrobes. The main bedroom enjoys the added luxury of a private en-suite, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property boasts a lovely rear garden, ideal for summer relaxation and outdoor dining. To the front, a private driveway provides parking for up to two vehicles. Ideally located, the home is within easy reach of local amenities including Morrisons, and is just a short drive from Hinckley Town Centre, offering a range of shops, restaurants, and everyday conveniences.





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.

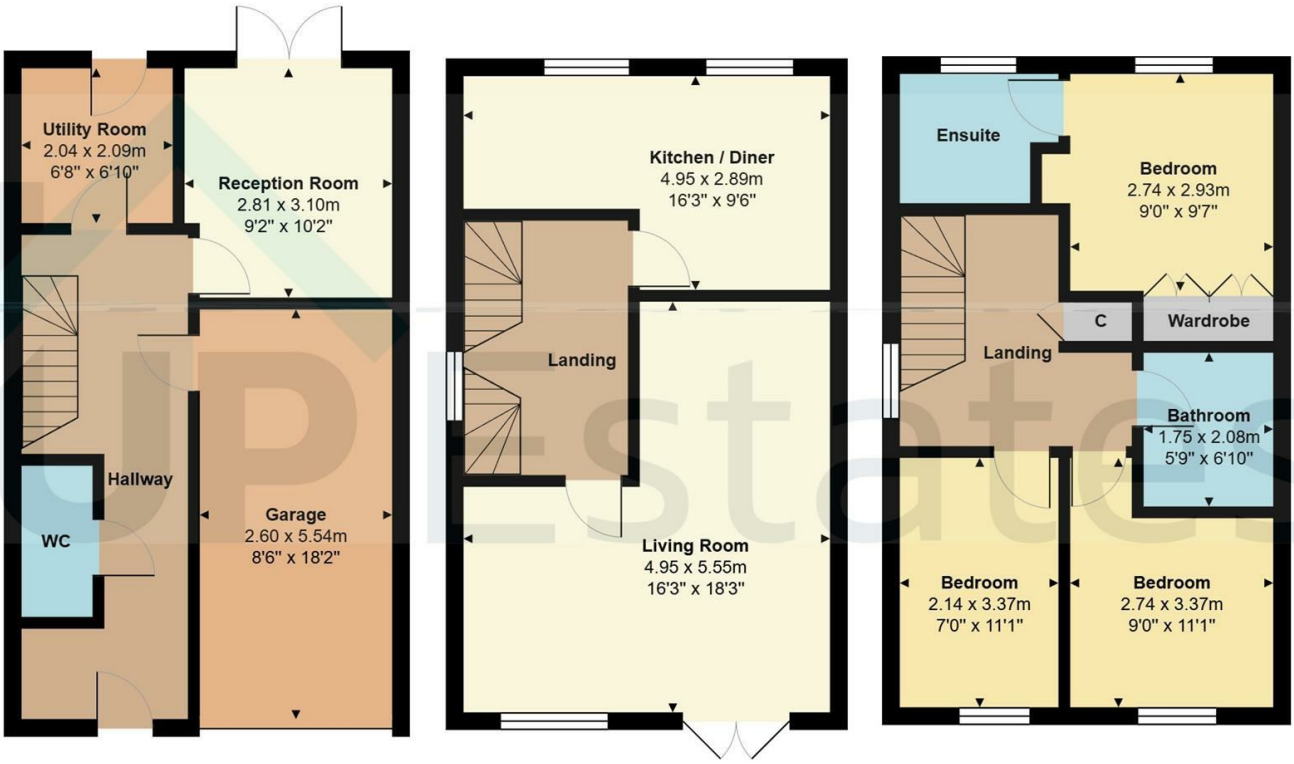
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

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



Netherley Court, Hinckley





Total Area: 114.2 m² ... 1229 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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