



6 Bedroom House - Detached
located on Watling Street, Hinckley
£799,995

 **UP Estates**



****UNIQUE, ONE OF A KIND SIX BEDROOM DETACHED FAMILY HOME**** - set on a substantial plot offering privacy, space, and exciting future potential.

From the moment you enter this home you are welcomed by a bright, spacious, and airy entrance hallway, setting the tone for the generous living space throughout. The large dual-aspect living room enjoys views to both the front and rear of the property, creating a light-filled and inviting family space. To the rear, the conservatory provides the perfect place to relax and enjoy sunny afternoons. At the heart of the home is the stunning kitchen/dining area, thoughtfully designed with a large central island and an abundance of fitted units. This superb open-plan space is ideal for family life, entertaining guests, and hosting special occasions. Adjacent to the kitchen is a second reception room, offering a cosy and versatile retreat for quieter moments.

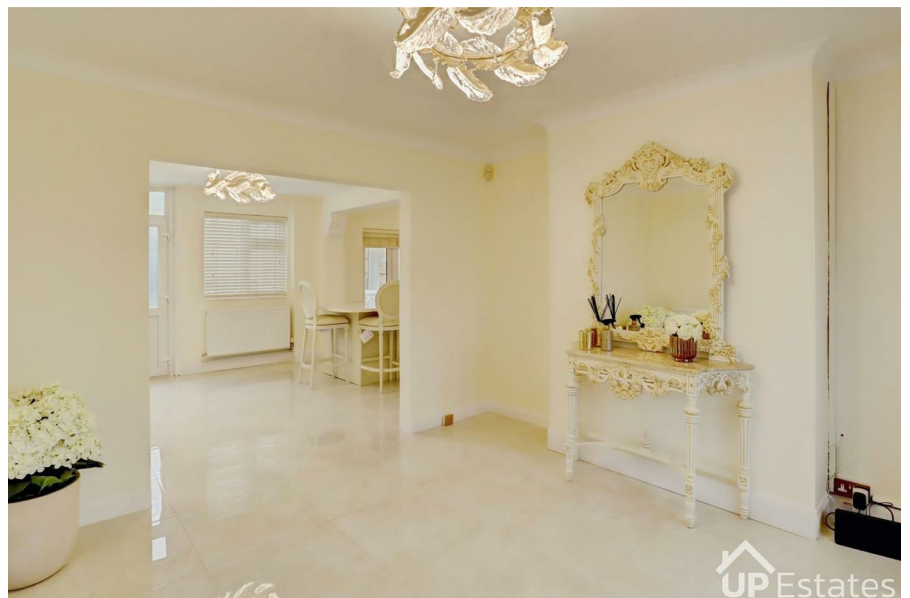
The ground floor is further enhanced by a second conservatory to the rear and a convenient downstairs WC. To the first floor, the property offers six well-proportioned bedrooms, benefiting from built-in wardrobes, providing excellent practicality for modern family living. Two family bathrooms serve this level, one featuring a beautiful freestanding roll-top bath and the other a contemporary walk-in shower, catering to all preferences.

Externally, the home sits with significant potential for further development, subject to the necessary permissions. Additional benefits include a double garage with store rooms and a separate outbuilding complete with its own kitchen area, ideal for annex potential or workspace.

This exceptional home offers a rare combination of size, versatility, privacy, and future opportunity—making it a truly remarkable family residence.

£799,995

- UNIQUE SIX BEDROOM DETACHED FAMILY HOME WITH SUBSTANTIAL PRIVATE PLOT
- BRIGHT AND SPACIOUS ENTRANCE HALLWAY
- STUNNING KITCHEN/ DINING ROOM WITH CENTRAL ISLAND
- TWO RECEPTION ROOMS
- TWO GENEROUS FAMILY BATHROOMS AND DOWNSTAIRS WC
- FREESTANDING ROLL TOP BATH AND SEPARATE WALK-IN SHOWER
- EXTENSIVE PLOT WITH DEVELOPMENT POTENTIAL - (STPP)
- DOUBLE GARAGE WITH ADDITIONAL STOREROOMS
- SEPARATE OUTBUILDING WITH KITCHEN FACILITIES
- PERFECT HOME FOR LARGE FAMILIES OR MULTI-GENERATIONAL LIVING





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.





Watling Street, Hinckley





Total Area: 212.4 m² ... 2286 ft² (excluding outbuilding, double garage, shower/ store room, storage)

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

UP Estates