



4 Bedroom House - Townhouse
located on Arguile Place, Hinckley
£325,000

UP Estates



****Beautifully presented four-bedroom townhouse in Hinckley spans three spacious floors and is perfectly positioned within a quiet residential setting, just a short walk from the town centre. Offering the ideal balance of luxury and convenience, this stunning home has been tastefully decorated throughout to create a warm yet contemporary atmosphere ready to move straight into.****

The ground floor welcomes you with a modern fitted kitchen, complete with an array of built-in units, a single oven and integrated microwave, providing both style and practicality. Adjacent to the kitchen is the bright and airy open-plan dining room, enhanced by large windows and sliding doors that open onto the garden/ patio area. This sociable layout is perfect for entertaining friends and family, especially during sunny afternoons when indoor and outdoor living blend seamlessly. A quirky WC and internal access to the garage complete the ground floor, with the garage offering excellent additional storage, secure parking options.

The first floor boasts a generous living room with views to the front aspect, providing a relaxing spot for the end of the day. There is also a cosy snug and study offering flexibility, easily utilised as a fourth bedroom if required. The second floor comprises three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and the luxury of a private en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private driveway providing off-road parking. The location is ideal for families and professionals alike, with local shops, schools and amenities close by. For those who enjoy the outdoors, Hollycroft Park is right on the doorstep, offering the perfect setting for weekend walks and leisure time. This property does come with an annual service charge of Circa £500.

This is a fantastic opportunity to acquire a versatile and stylish home in a highly convenient location.

£325,000

- FOUR BEDROOM TOWNHOUSE ARRANGED OVER THREE FLOORS
- QUIET RESIDENTIAL SETTING WITHIN WALKING DISTANCE OF TOWN CENTRE
- MODERN FITTED KITCHEN OPEN PLAN WITH DINING ROOM
- GARAGE WITH ELECTRIC AND PLUMBING
- ADDITIONAL SNUG/ STUDY OR OPTIONAL FOURTH BEDROOM
- MAIN BEDROOM WITH FITTED WARDROBES AND PRIVATE EN-SUITE
- PRIVATE DRIVEWAY AND ADDITIONAL RESIDENTS PARKING AVAILABLE
- INTERNAL ACCESS TO GARAGE FOR EXTRA STORAGE OR SECURE PARKING
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES IN HINCKLEY TOWN CENTRE
- HOLLYCROFT PARK ON THE DOORSTEP FOR OUTDOOR LEISURE





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.





Arguile Place, Hinckley





Total Area: 118.0 m² ... 1270 ft² (excluding garage)
 All measurements are approximate and for display purposes only

CONTACT

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