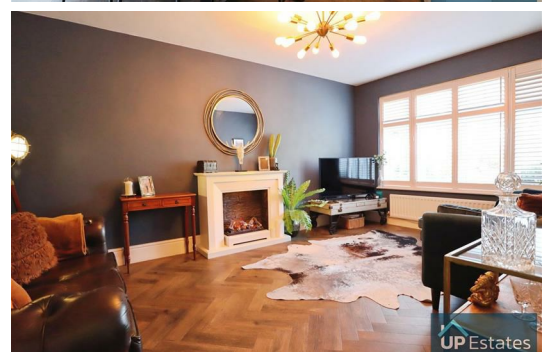




4 Bedroom House - Detached
located on Flanders Close, Hinckley
Offers Over £450,000

UP Estates



Offers Over £450,000

- MODERN DETACHED HOUSE
- UTILITY
- DOWNSTAIRS WC
- ENSUITE
- MODERN KITCHEN/DINING ROOM
- AMTICO FLOORING THROUGHOUT THE DOWNSTAIRS
- SOUTH FACING REAR GARDEN
- GARAGE AND DRIVEWAY
- GOOD SIZED LIVING ROOM
- SIX YEARS OLD

**** MODERN DETACHED PROPERTY - FOUR BEDROOMS - ENSUITE - MODERN KITCHEN/DINING ROOM - DRIVEWAY - GARAGE - UTILITY AND DOWNSTAIRS WC - SOUTH FACING GARDEN****

This impressive four-bedroom detached house, built just six years ago, offers contemporary living in a sought-after location. Step inside to discover a welcoming atmosphere with Amtico flooring flowing seamlessly throughout the downstairs. The heart of the home is the spacious kitchen/dining room, perfect for family meals and entertaining. Practicality is key with a separate utility room and a convenient downstairs WC.

Relax and unwind in the good-sized living room, offering ample space for all the family. Upstairs, you'll find four well-proportioned bedrooms, providing comfortable accommodation for everyone. The principal bedroom benefits from a stylish en-suite shower room.

Outside, the property boasts a good-sized private garden, a true extension of the living space, complete with a dedicated seating area ideal for enjoying the outdoors. To the front, there's a driveway providing off-road parking and access to the garage.

This modern detached home is ready to move into and offers a fantastic opportunity for families seeking a stylish and well-located property. Call the office today to book your viewing!

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Flanders Close, Burbage, Hinckley





Total Area: 142.1 m² ... 1529 ft²

All measurements are approximate and for display purposes only

CONTACT

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