



2 Bedroom Bungalow - Detached
located on Kirfield Drive, Hinckley
£325,000

**UP Estates**



****Two Bedroom Detached Bungalow**** - Situated in a highly sought-after residential area of Hinckley, this beautifully presented bungalow offers peaceful living with the convenience of local amenities and supermarkets just a short drive away. The property welcomes you into a central hallway providing access to the living/dining area, family bathroom, and both bedrooms.

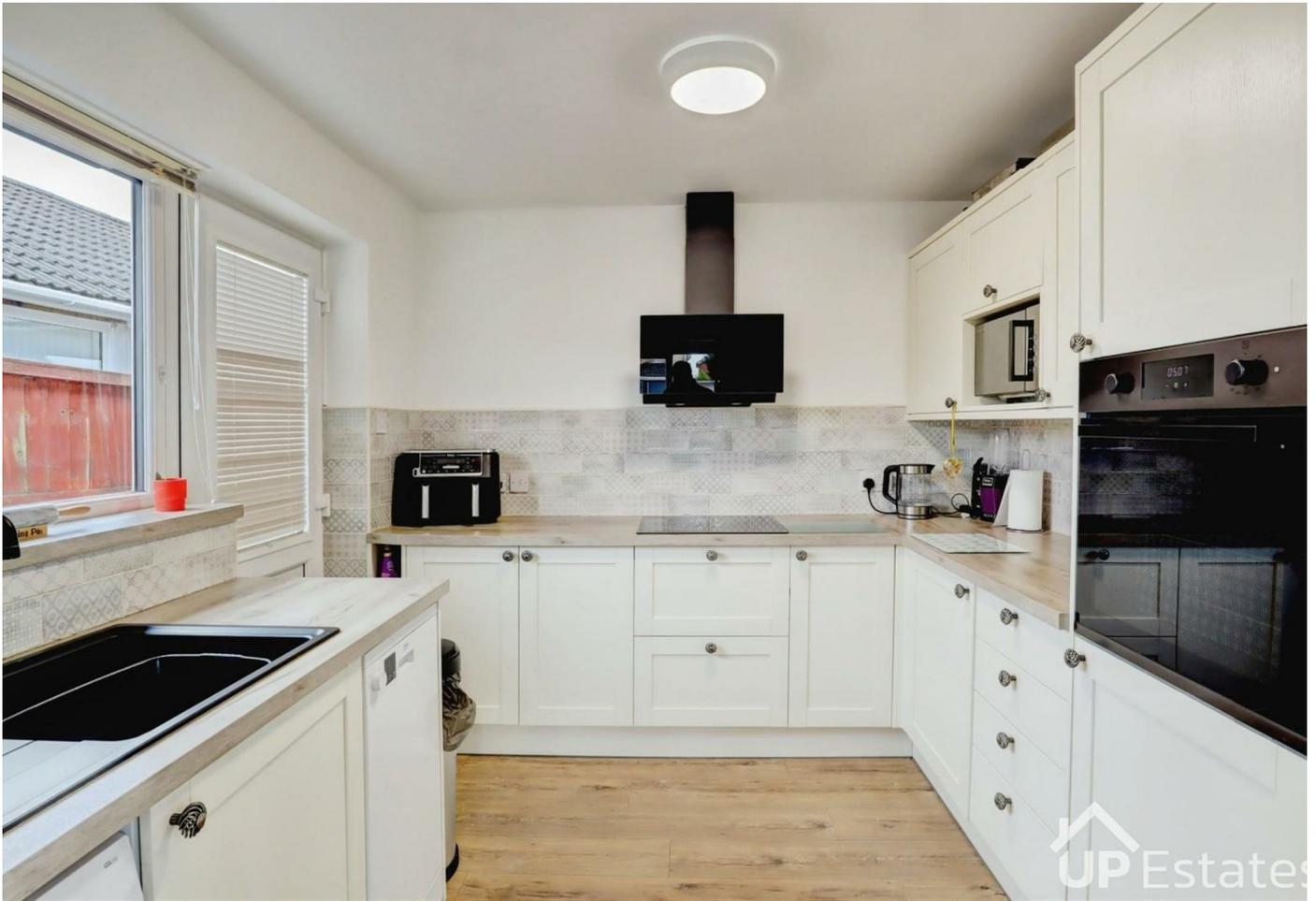
The bright and spacious living/dining room is positioned to the front aspect and benefits from large windows that flood the space with natural light, creating a warm and inviting setting for both relaxing and entertaining. Adjacent to this is the modern fitted kitchen, complete with contemporary units, built-in oven, and a newly integrated induction hob. The kitchen also provides convenient access to the side of the property. The family bathroom has been recently modernised to a good standard and features a bath with overhead shower and a sleek chrome heated towel rail.

Both bedrooms are generously sized and overlook the attractive, low-maintenance rear garden. The principal bedroom is a standout feature, boasting French doors that open directly onto the garden, allowing natural light to pour in. The second bedroom enjoys access to a sun room at the rear, the perfect spot to unwind and enjoy the warmer months. Externally, the property continues to impress. To the front, a private driveway provides off-road parking for up to three vehicles and leads to a single garage, offering secure parking or additional storage, with access from both the front and rear. The enclosed rear garden is designed for ease of maintenance with artificial grass and features a central pergola, creating an excellent space for outdoor entertaining or peaceful relaxation. This beautiful detached bungalow presents an ideal opportunity for downsizers or those seeking single-storey living in a desirable location. This property has also undergone rewiring, refitted kitchen, central heating and windows within the last five years.

£325,000

- DETACHED TWO BEDROOM BUNGALOW
- SOUGHT AFTER RESIDENTIAL LOCATION IN HINCKLEY
- SPACIOUS AND BRIGHT LIVING/ DINING AREA
- MODERN FITTED KITCHEN WITH BUILT IN OVEN AND INDUCTION HOB
- RECENTLY MODERNISED FAMILY BATHROOM
- PRINCIPLE BEDROOM WITH FRENCH DOORS STRAIGHT OUT ONTO REAR GARDEN
- SUN ROOM TO THE REAR, IDEAL FOR THOSE SUMMER MONTHS
- LOW MAINTENANCE GARDEN WITH ARTIFICIAL GRASS AND PERGOLA
- PRIVATE DRIVEWAY FOR THREE VEHICLES
- SINGLE GARAGE FOR SECURE PARKING OR ADDITIONAL STORAGE





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.





Kirfield Drive, Hinckley





Total Area: 70.7 m² ... 761 ft² (excluding garage)

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