



UP Estates



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3 Bedroom House - Semi-Detached
located on Partridge Road, Hinckley
£260,000

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Three Bedroom Semi-Detached Home situated on a modern residential estate on the outskirts of Hinckley, this beautifully presented three-bedroom semi-detached home offers spacious and contemporary living—perfect for growing families or professional buyers seeking convenience and comfort.

Upon entering the property, you are welcomed into a lobby area leading through to a bright and inviting living room, complete with a useful understairs storage cupboard. To the rear of the home is a stylish modern kitchen/dining area, thoughtfully designed with French doors opening onto the rear garden, allowing an abundance of natural light to flood the space and creating the perfect setting for both everyday living and entertaining. Adjacent to the kitchen is a separate utility area and ground floor WC, adding practicality and an extra touch of convenience to this impressive home.

Upstairs, the property benefits from three well-proportioned bedrooms, featuring built-in storage cupboards. The principle bedroom is enhanced by a private en-suite shower room. Completing the first floor is the family bathroom, fitted with a bath and overhead shower. With a family bathroom, en-suite, and additional downstairs WC, this home is perfectly suited to modern family life. Externally, the property offers driveway parking to the front for two vehicles. To the rear, there is an enclosed garden with patio area—ideal for summer entertaining, relaxing, and enjoying time with family and friends. The property is conveniently located close to local amenities, shops, and well-regarded schools including Hollycroft Primary School. Excellent road links are nearby, with easy access to the A5, connecting to the M6 and M69, providing straightforward routes to surrounding towns and cities.

£260,000

- MODERN THREE BEDROOM SEMI DETACHED HOME
- CONTEMPORARY KITCHEN/ DINING AREA WITH FRENCH DOORS TO THE REAR GARDEN
- SEPARATE UTILITY ROOM AND WC FOR EXTRA CONVENIENCE
- PRINCIPLE BEDROOM WITH ADDED LUXURY OF AN EN-SUITE SHOWER ROOM
- FAMILY BATHROOM WITH BOTH BATH AND OVERHEAD SHOWER
- DRIVEWAY PARKING FOR TWO VEHICLES
- ENCLOSED REAR GARDEN WITH PATIO AREA
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- EXCELLENT TRANSPORT LINKS TO THE A5, M6 AND M69 TO SURROUNDING AREAS





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.

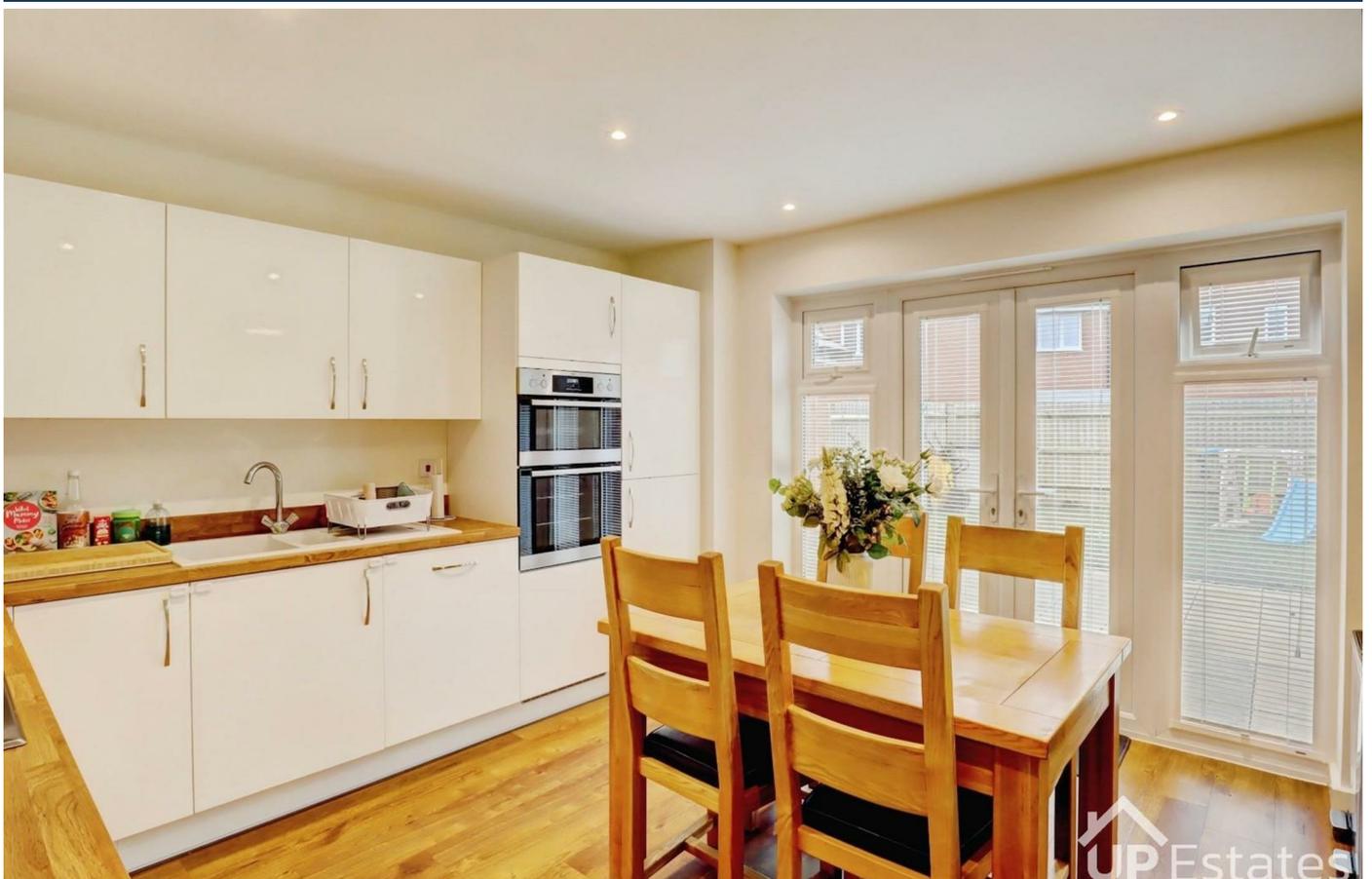


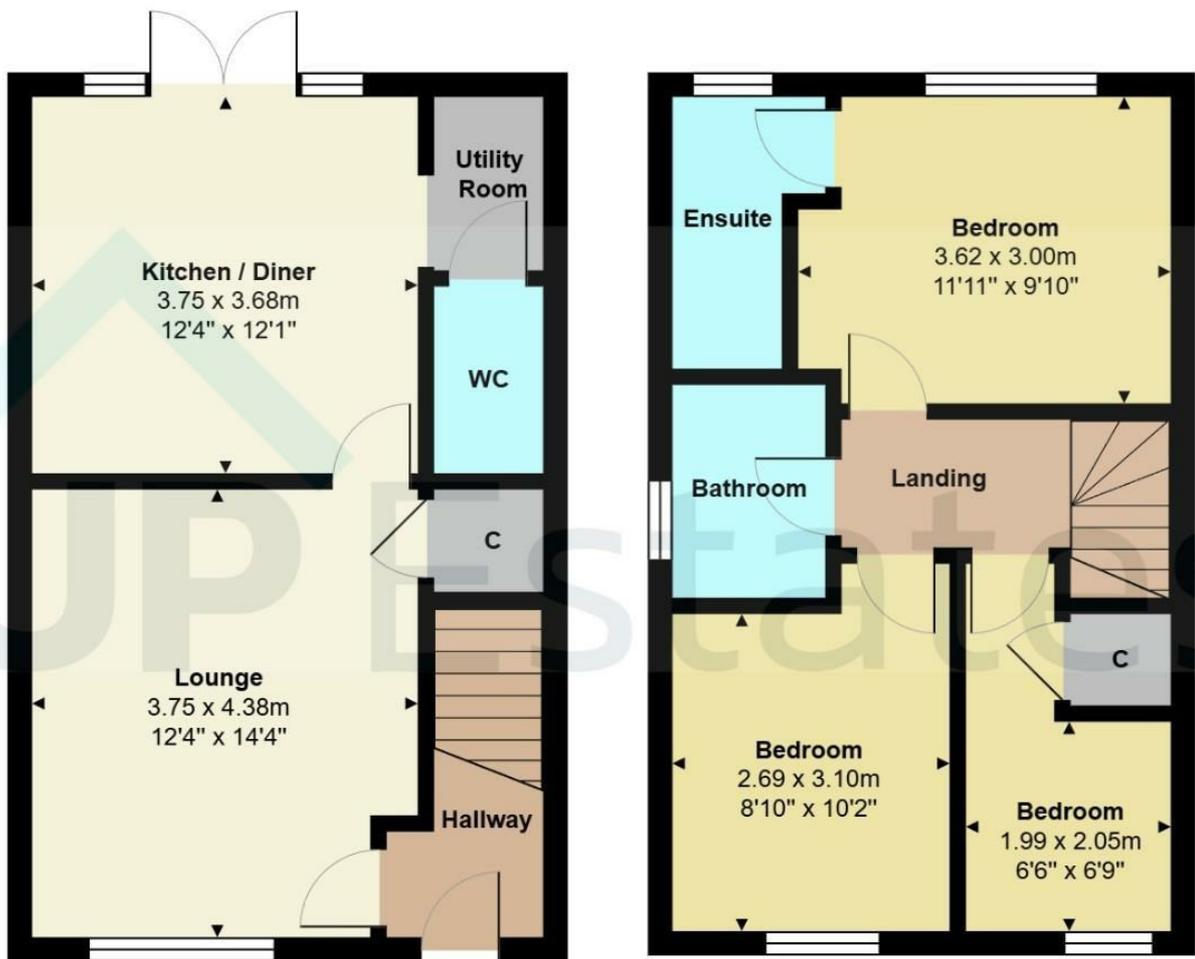
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Partridge Road, Hinckley





Total Area: 80.4 m² ... 865 ft²

All measurements are approximate and for display purposes only

CONTACT

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