4 Bedroom House - Detached

located on Mill Hill Road, Hinckley

£475,000

UP Estates

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£475,000

- IMPRESSIVE DETACHED
- FOUR DOUBLE BEDROOMS
- DOWNSTAIRS WC & UTILITY
- OPEN PLAN KITCHEN/LIVING/DINER
- FULLY RENOVATED
- CIRCA 3m HIGH CEILINGS IN THE BEDROOMS
- MODERN FAMILY BATHROOM
- BED 1 WITH ENSUITE
- GREAT LOCATION NEARBY TO HOLLYCROFT PARK & TOWN CENTRE
- CELLAR

FULLY RENOVATED – OPEN PLAN KITCHEN/LIVING/DINING – FOUR DOUBLE BEDROOMS WITH THREE-METRE HIGH CEILINGS – MODERN FAMILY BATHROOM - ENSUITE - UTILITY - DOWNSTAIRS WC

Beautifully renovated and perfectly positioned on the prestigious Mill Hill Road in Hinckley, this exceptional four double-bedroom detached home offers style, space, and sophistication in equal measure. Featuring a stunning open-plan kitchen/living/dining area, the property has been thoughtfully designed for modern family life and entertaining. High ceilings and generous proportions enhance the sense of space throughout, with three-metre-high ceilings in all bedrooms adding an impressive architectural touch.

The ground floor also includes a cosy living room and a separate reception room, ideal for home working or quiet retreat. A practical utility room and a convenient downstairs WC add further function and comfort to the layout. Upstairs, the main bedroom boasts a luxurious ensuite, while a sleek, modern family bathroom serves the remaining bedrooms. A full-width wet cellar offers significant storage or exciting potential for conversion.

Outside, the low-maintenance garden provides a perfect spot to relax or entertain, with multiple parking spaces and a side garage completing the picture. Just moments from the award-winning Hollycroft Park and within easy reach of excellent schools, local shops, and transport links, this is a rare opportunity to secure a truly outstanding home in one of Hinckley's most desirable residential settings.

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 contact 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.

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Mill Hill Road, Hinckley

Total Area: 149.6 m² ... 1610 ft² (excluding cellar, garage)

All measurements are approximate and for display purposes only

CONTACT

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