



**3 Bedroom House - Detached**  
**located on Marigold Drive, Hinckley**  
**£380,000**

UP Estates



3



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1



**£380,000**

- THREE BEDROOM DETACHED FAMILY HOME
- BRIGHT AND SPACIOUS THROUGHOUT
- MODERN OPEN-PLAN KITCHEN AND DINING AREA
- KITCHEN ISLAND/ BREAKFAST BAR
- GROUND FLOOR WC FOR EXTRA CONVENIENCE
- MODERN FAMILY BATHROOM
- PRIVATE DRIVEWAY FOR UP TO THREE CARS + ELECTRIC CHARGING POINT
- POPULAR RESIDENTIAL LOCATION IN BURBAGE
- ENCLOSED REAR GARDEN IDEAL FOR RELAXING AND ENTERTAINING

\*\*Situated on the desirable Marigold Drive, Burbage, this stunning three-bedroom detached home is finished to a high standard throughout and offers spacious, modern living ideal for families and entertaining alike.\*\*

You are welcomed into the property via a bright and spacious entrance hallway, setting the tone for the rest of this lovely home. From here, you are led into a well-proportioned living room that spans the full length of the property, benefiting from dual aspect views to both the front and rear garden, creating a light and inviting space. At the end of the hallway lies the crown jewel of the home-- a modern open-plan kitchen and dining area. The kitchen is superbly fitted with an abundance of units and generous worktop space, complemented by a central island/breakfast bar. This fantastic space is perfect for both entertaining and everyday family life, with French doors opening out onto the rear garden, allowing plenty of natural light to flood the room. Completing the ground floor is a convenient WC and additional storage cupboards.

To the first floor, the property boasts three generously-sized bedrooms, with the master benefiting from large built-in wardrobes and cupboard space. The accommodation is completed by a stylish, modern family bathroom, fitted with both bath and separate shower facilities. Externally, the property continues to impress. To the front is a private driveway providing off-road parking for up to three vehicles, along with fitted electric car charging. To the rear, the enclosed garden offers a combination of lawn and patio areas, making it an ideal space for relaxing or entertaining during the warmer months. The property is ideally located close to local shops, amenities and well regarded schools, including Sketchley Hill Primary School, making it an excellent choice for families.





## 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.

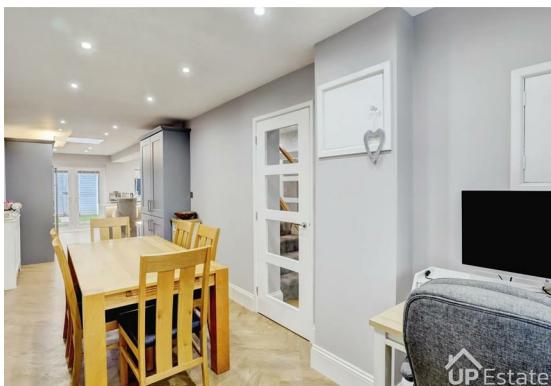
While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their 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.



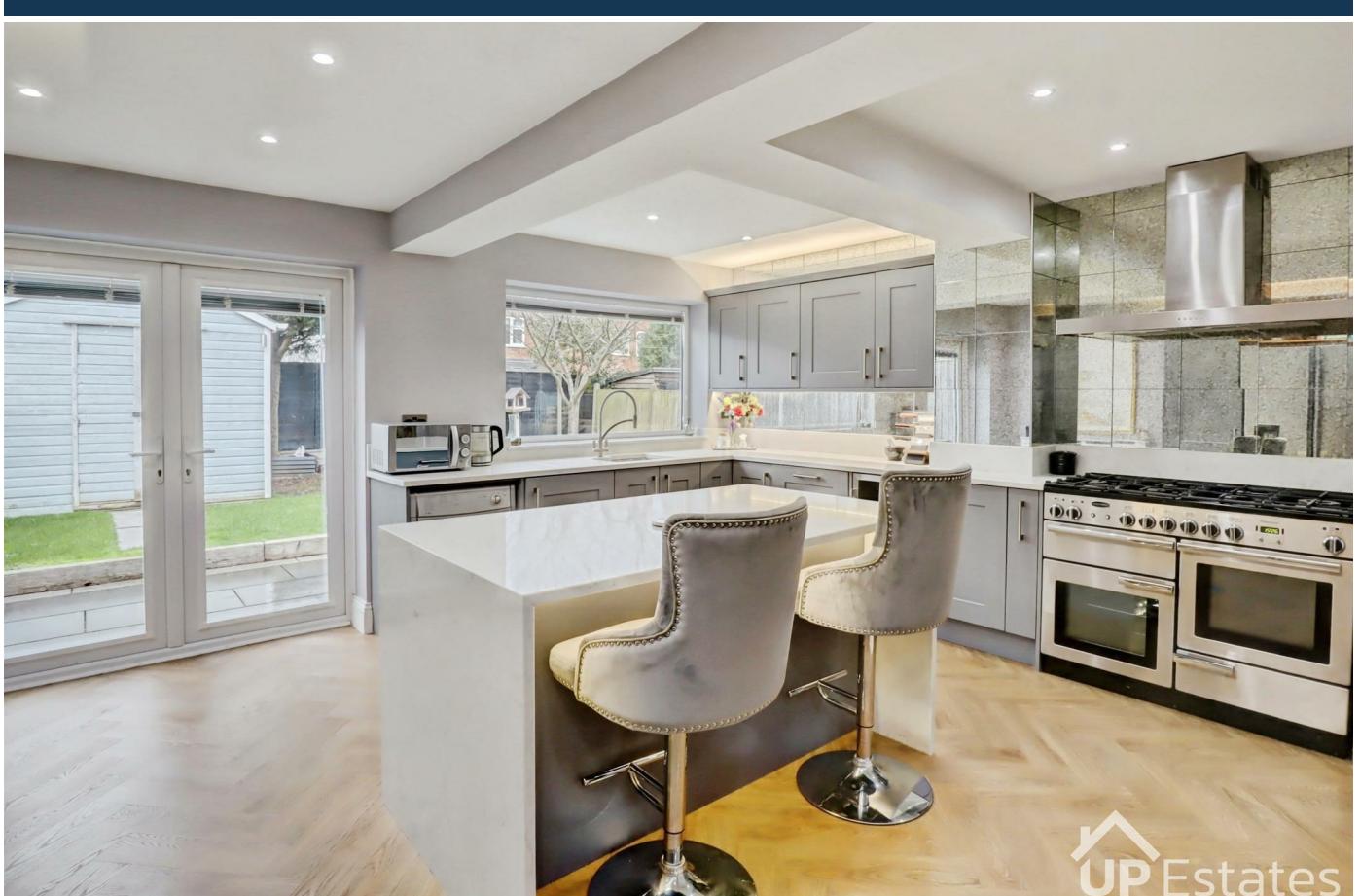
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

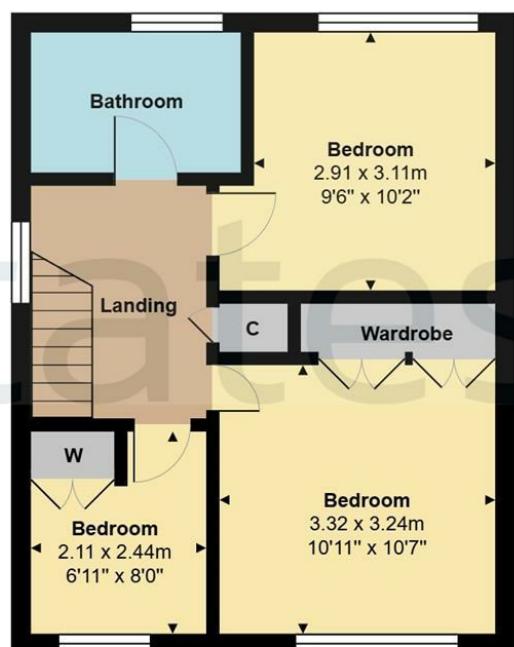
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





**Marigold Drive, Burbage, Hinckley**





Total Area: 116.6 m<sup>2</sup> ... 1255 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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