



Total Area: 157.8 sq. m. - 1699 sq. ft. (excluding garage)
 All measurements are approximate and for display purposes only.



3 Bedroom House - Detached
located on Leicester Road, Hinckley
£475,000





Three Bedroom Detached House situated in a rural location between Hinckley and Barwell, this fantastic three-bedroom detached house offers spacious and flexible accommodation with stunning views backing onto Hinckley Golf Course.

To truly appreciate the scale and versatility of this wonderful home, viewing the floorplan is essential. The property welcomes you through a practical porch entrance with ample storage, leading into a bright and airy kitchen. Adjacent is a generous dining room, ideal for hosting and entertaining family and friends. To the rear, the home opens into a large rustic-style living room, perfectly positioned to enjoy beautiful views across the garden and relaxing with family. There is also access to an outdoor terrace ideal for enjoying the garden in the warmer months. The ground floor further offers two well-proportioned bedrooms, a spacious family bathroom, and a separate WC for added convenience. Excellent storage throughout enhances the practicality and flexibility of the layout. Upstairs, a further bedroom provides a private retreat, complete with substantial storage space with potential for bespoke fitted wardrobes. Externally, the property continues to impress. A good-sized garage offers secure parking or additional storage, with further off-road parking available to the front. To the rear, a large garden backs directly onto Hinckley Golf Course, offering open views and a peaceful backdrop. This property has a cesspit waste. This is a home with outstanding potential in a highly desirable location.

£475,000

- DETACHED THREE BEDROOM HOUSE
- SPACIOUS RUSTIC LIVING ROOM WITH GARDEN VIEWS
- OUTDOOR TERRACE IDEAL FOR RELAXING
- TWO GOOD SIZED GROUND FLOOR BEDROOMS
- FIRST FLOOR BEDROOM WITH EXCELLENT STORAGE POTENTIAL
- LARGE FAMILY BATHROOM WITH SEPARATE WC FOR EXTRA CONVENIENCE
- EXCELLENT STORAGE THROUGHOUT
- GARAGE OFFERING SECURE PARKING
- OFF ROAD PARKING ALSO AVAILABLE
- RURAL SETTING BETWEEN HINCKLEY AND BARWELL





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.

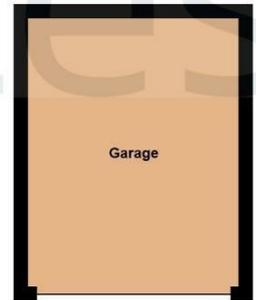
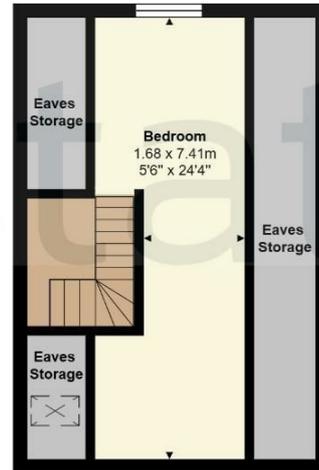
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Leicester Road, Hinckley





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CONTACT

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