



**5 Bedroom House - Detached**  
**located on St. Louis Close, Hinckley**  
**£570,000**

**UP Estates**



5



3



2



B

**\*\*NO CHAIN \*\* EXECUTIVE DETACHED HOME - THREE STOREY ACCOMODATION - FIVE BEDROOMS (TWO EN-SUITE)- 3 FULL BATHROOMS + GROUND FLOOR WC - DETACHED DOUBLE GARAGE\*\* NO CHAIN IS OFFERED on this Bellway build 'Bosworth design' home, which offers circa 2.700 sq ft of sprawling accommodation. The property is ideally located within walking distance of Hinckley golf club, on the outskirts of Hinckley, nearby to Burbage common too. Additional benefits of gas central heating, uPVC double glazing, Hammonds fitted furniture and wardrobes, intruder alarm, double detached garage and double width driveway. The property is local close to local amenities and accessible for commuting to all major road links such as the A5, M69, M1 and M6.**

**£570,000**

- NO CHAIN SALE
- Impressive Detached Residence
- SPACIOUS HOME - circa 2,745 sq ft!!
- Five Bedrooms (Two En-Suites)
- Utility Room & WC
- Social Kitchen/Diner
- Flexible Three Storey Accomodation
- Detached Double Garage
- Sought After Location







### 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 contract 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.







St. Louis Close, Hinckley





Total Area: 255.1 m<sup>2</sup> ... 2746 R<sup>2</sup> (excluding double 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](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0790

 **UP** Estates