



PE PICKER ELLIOTT  
ESTATE AGENTS

Johns Close, Burbage LE10 2LY

£450,000

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110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

A fantastic opportunity to purchase this lovely three bedroom detached bungalow situated in a desirable cul-de-sac location offering great potential. The property has gas central heating & double glazing, and in brief comprises, reception hall, through lounge, kitchen, three good sized bedrooms and a re-fitted shower room. Outside, the property occupies a generous plot with a good sized garden to the front and a large garden to the rear. NO CHAIN. Council Tax Band : D. EPC: TBC



## Enter Via Opaque Double Glazed Door to

### Reception Hall

8'3 x 7'0 (2.51m x 2.13m)

With matching double glazed opaque window to front, access to loft, radiator and doors leading to

### Lounge

19'1 x 10'9 (5.82m x 3.28m)

With double glazed window to front, double glazed patio doors to rear garden, two radiator and feature stone fire surround and hearth with inset living flame gas fire.

### Kitchen

9'9 x 10'0 (2.97m x 3.05m)

With base and wall units, roll edge work surfaces over, drainer sink, service hatch to lounge, floor mounted Baxi boiler, double radiator, tiled flooring, double glazed window to rear and opaque double glazed door to rear.

### Bedroom One

13'1 x 9'9 (3.99m x 2.97m)

With double glazed window and radiator.

### Bedroom Two

12'1 x 10'1 (3.68m x 3.07m)

With two double glazed windows and radiator.

### Bedroom Three

10'0 x 8'6 (3.05m x 2.59m)

With radiator, double glazed window, storage cupboard and dressing table.

### Re Fitted Shower Room

9'9 x 6'0 (2.97m x 1.83m)

With low level flush WC, pedestal wash hand basin, walk in shower, glass shower screen, tiling to splash back area, radiator, opaque double glazed window and cupboard housing foam lagged hot water cylinder.

## Outside

### To The Front of the Property

There is a tarmac drive providing ample off road

parking for several vehicles, remainder of the front is laid to lawn with decorative borders of various plants and shrubs and double width side entrance leading to

### Rear Garden

Large slab patio area, lawn, remainder is gravelled with various steps and slab patio areas, surrounding borders, garden shed, outside water tap, enclosed by timber fencing and is generally private.

### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific

enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

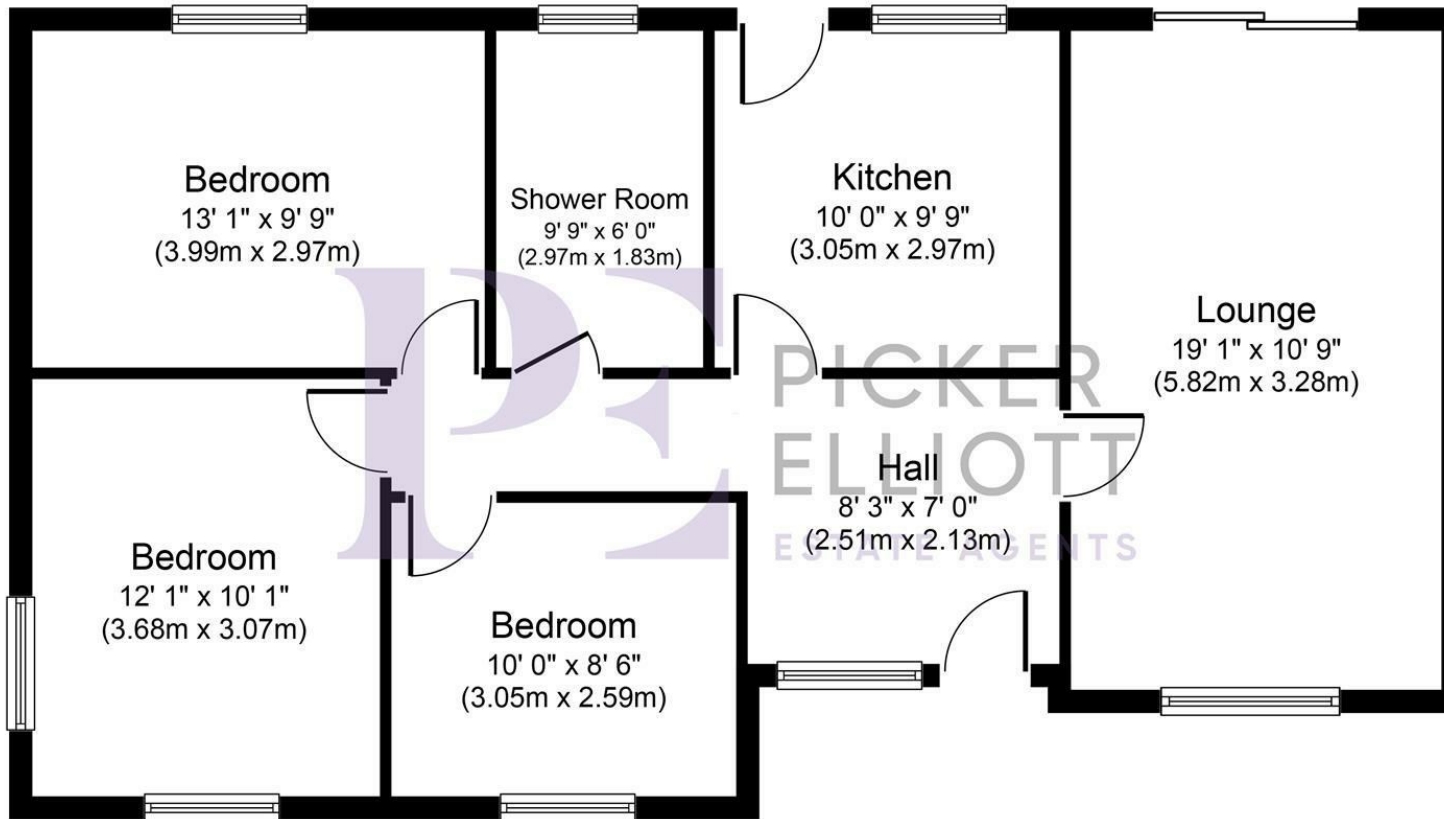
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**Approximate Floor Area**  
836 sq. ft.  
(77.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Registered company name: **Picker Elliott LTD**  
Company registration number: **09153786**  
VAT Number: **199 0836 58**

