

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR AND CONVENIENT HINCKLEY TOWN CENTRE LOCATION



**118 MIDDLEFIELD LANE
HINCKLEY LE10 0RA**

Offers In The Region Of £270,000

- Good Sized Hall
- Spacious Lounge
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Sizeable Lawned Gardens
- Well Fitted Kitchen
- Upvc Double Glazed Conservatory
- Wet Room
- Brick Built Garage
- NO CHAIN & VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This spacious detached bungalow stands on a large plot with ample off road parking, brick built garage and sizeable mature private gardens. Viewing is essential.

The accommodation enjoys an entrance hall, well fitted kitchen, spacious lounge opening onto upvc double glazed conservatory, three good sized bedrooms and a wet room.

It is situated in a popular residential location convenient for all local amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

More specifically the gas fired centrally heated and double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band C (Freehold)

ENTRANCE HALL

having central heating radiator, wall light points, access to the roof space with drop down ladder and upvc double glazed window to side.



KITCHEN

having range of solid oak units including base units, drawers and wall cupboards, laminate work surfaces and ceramic tiled splashbacks, inset sink, built in electric oven with four ring electric hob and extractor hood over, space for fridge freezer, space and plumbing for dishwasher, tumble dryer and washing machine, upvc double glazed window to rear and upvc double glazed side door.



KITCHEN



LOUNGE

having feature stone fireplace with inset living flame gas fire, wall light points, coved ceiling, central heating radiator, tv aerial point and upvc double glazed window to front. Upvc double door to Conservatory.



LOUNGE



CONSERVATORY

having ceramic tiled flooring, upvc double glazed windows and door opening onto rear garden.



BEDROOM ONE

having fitted wardrobes and drawers, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

having central heating radiator and upvc double glazed window to side.



BEDROOM THREE

having upvc double glazed window to side.



WET ROOM

having shower area with shower over and curtain, low level w.c., wash hand basin, fully tiled walls and chrome heated towel rail.

OUTSIDE

There is direct access to a large tarmac driveway with standing for numerous cars leading to DETACHED GARAGE with up and over door, power and light. A lawned foregarden with shrub borders. A fully enclosed and sizeable lawned rear garden with patio area, mature trees and shrubs, garden shed, hedged borders. Not overlooked from the rear.



OUTSIDE



OUTSIDE



OUTSIDE



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
