

# CASTLE ESTATES

1982

**A WELL PRESENTED AND SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A LARGE PLOT WITH PRIVATE REAR GARDEN SITUATED IN A CONVENIENT TOWN CENTRE LOCATION**



**101 SOUTHFIELD ROAD  
HINCKLEY LE10 1UA**

**Offers In The Region Of £350,000**

- Entrance Hall & Guest Cloakroom
- Spacious Lounge
- Separate Dining Room
- Well Fitted Kitchen
- Utility Room
- Three Good Sized Bedrooms
- Office/Nursery
- Family Bathroom & Separate W.C.
- Ample Off Road Parking & Single Garage
- Large Private & Mature Rear Garden



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This well presented and spacious detached family residence stands on a large plot with ample off road parking, garage and a private mature rear garden. Viewing is essential.

The accommodation boasts entrance hall, guest cloakroom, spacious lounge, separate dining room, well fitted kitchen and utility room. To the first floor there are three good sized bedrooms, useful office/nursery, family bathroom and separate w.c.

It is located within easy walking distance of Hinckley town centre with its shops, schools and amenities. Commuting via the B4109 Rugby Road to the A5/M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. The property is ideally placed for persons needing to commute using a train being less than a mile from Hinckley Train Station.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND AND TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold).

## ENTRANCE HALL

having upvc double glazed front door, central heating radiator, alarm control panel and feature spindle balustraded staircase to the first floor landing.



## GUEST CLOAKROOM

5'9" x 4'5" (1.76m x 1.36m )

having low level w.c., wash hand basin, central heating radiator, storage cupboard and upvc double glazed window to rear with obscure glass.





**LOUNGE**

18'5" x 13'1" (5.62m x 4m )

having feature stone minster style fireplace with gas fire, tv aerial point, central heating radiator, wall light points, coved ceiling, upvc double glazed window to front and upvc double glazed sliding doors opening onto the rear garden.



**LOUNGE**



**DINING ROOM**

12'1" x 9'11" (3.69m x 3.04m )

having feature original ornate fireplace with open fire facility, central heating radiator, covered ceiling, ceiling rose and upvc double glazed bay window to front.



**DINING ROOM**





## KITCHEN

11'11" x 7'11" (3.64m x 2.43m )

having range of modern fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with drainer and chrome mixer tap, built in electric cooker and gas point, breakfast bar, central heating radiator and upvc double glazed window to front.



## UTILITY ROOM

8'5" x 5'9" (2.57m x 1.76m )

having space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, further storage cupboards, upvc double glazed window to front and upvc double glazed door to rear with obscure glass.



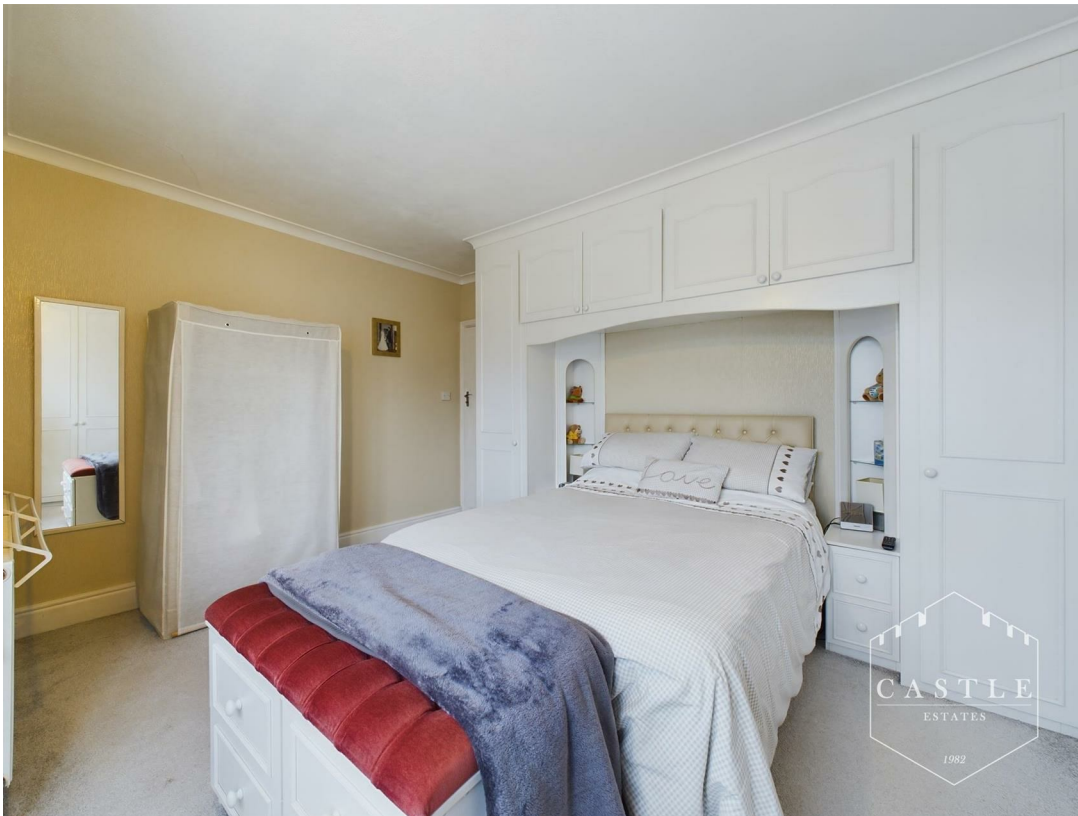
## FIRST FLOOR LANDING

having access to the mainly boarded roof space.

**BEDROOM ONE**

13'4" x 9'11" (4.07m x 3.04m )

having range of fitted wardrobes, tv aerial point, central heating radiator and upvc double glazed bay window to front.



**BEDROOM ONE**





## BEDROOM TWO

12'9" x 9'10" (3.91m x 3.01m )

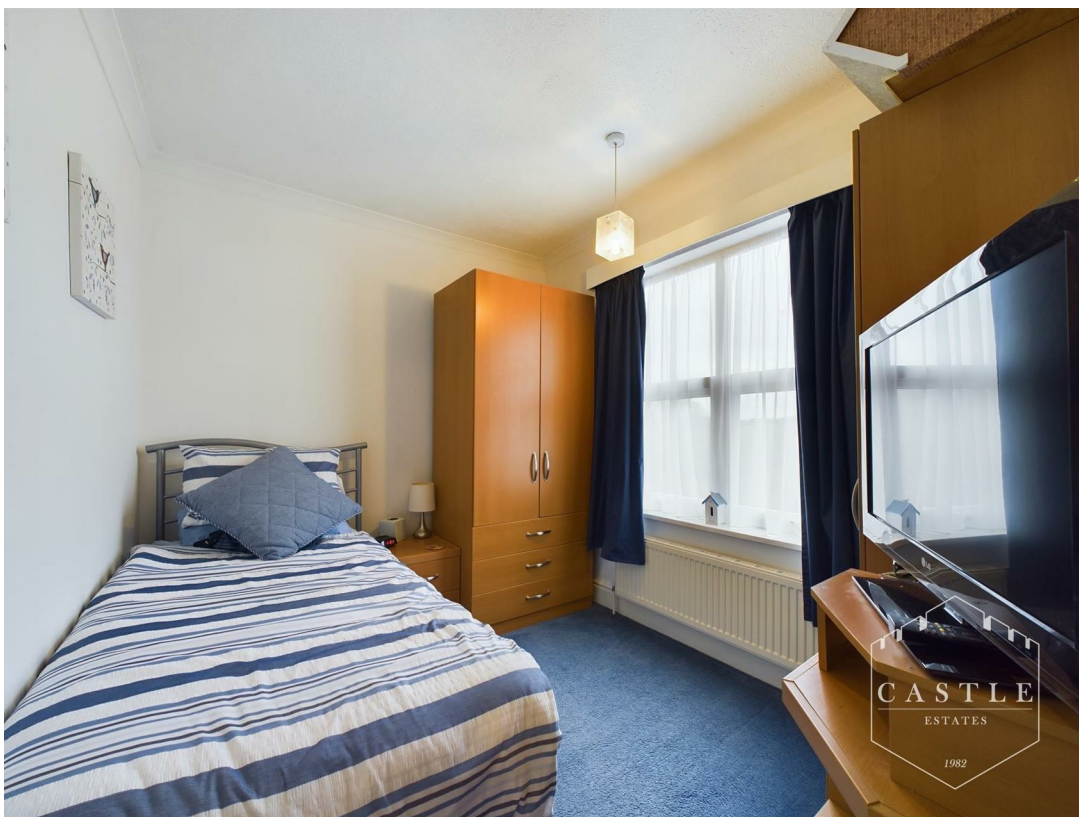
having fitted wardrobe, central heating radiator and upvc double glazed window to front.



## BEDROOM THREE

9'8" x 7'10" (2.97m x 2.40m )

having central heating radiator, tv aerial point and upvc double glazed window to rear.



**OFFICE/NURSERY**

8'11" x 4'7" (2.74m x 1.42m )

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





## BATHROOM

having white panelled bath with chrome mixer tap, vanity unit with wash hand basin, corner shower cubicle with mains shower over, chrome heated towel rail, wall mounted mirrored cabinet, extractor fan, ceramic tiled splashbacks, large airing cupboard for storage and housing the hot water cylinder and upvc double glazed window to rear with obscure glass.



## BATHROOM





**SEPARATE W.C.**

having low level w.c., wash hand basin and upvc double glazed window to rear with obscure glass.



**OUTSIDE**

There is direct vehicular access over a slabbed driveway with standing for several cars and walled front boundary. GARAGE with up and over door. Side pedestrian access via gate leading to a fully enclosed, sizeable tiered rear garden with patio area, lawn, mature flower and shrub borders, hedge boundaries, two timber sheds and pergola. Not overlooked from the rear backing onto railway line.



**OUTSIDE**





OUTSIDE



OUTSIDE



OUTSIDE





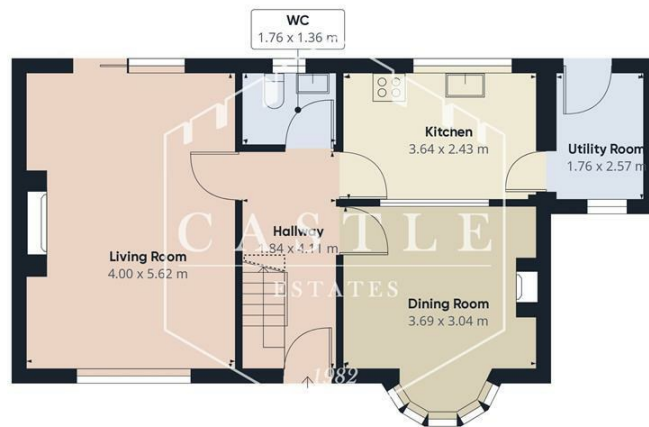
**Energy Efficiency Rating**

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>52</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

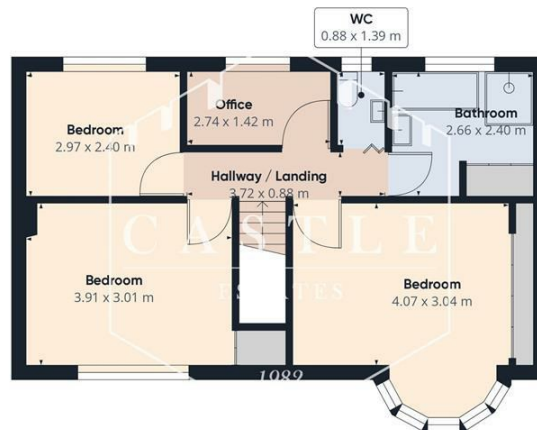
**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current                 | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |                         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) A                                 |                         |                                                | (92 plus) A                                                     |
| (81-91) B                                   |                         |                                                | (81-91) B                                                       |
| (69-80) C                                   |                         |                                                | (69-80) C                                                       |
| (55-68) D                                   |                         |                                                | (55-68) D                                                       |
| (39-54) E                                   |                         |                                                | (39-54) E                                                       |
| (21-38) F                                   |                         |                                                | (21-38) F                                                       |
| (1-20) G                                    |                         |                                                | (1-20) G                                                        |
| Not energy efficient - higher running costs |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>81</b>                                      | <b>England &amp; Wales</b>                                      |
|                                             |                         |                                                | EU Directive 2002/91/EC                                         |



Floor 0



Floor 1

## **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

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