

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED TWO BEDROOMED DETACHED FAMILY RESIDENCE WITH SUPERB AND MATURE PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER AND CONVENIENT TOWN CENTRE LOCATION



**83 TEIGN BANK ROAD
HINCKLEY LE10 0ED
Guide Price £330,000**

- Impressive Entrance Hall
- Separate Dining/Family Room
- Large Conservatory/Garden Room
- Two First Floor Double Bedrooms
- Ample Off Road Parking & Garage
- Attractive Lounge
- Well Fitted Kitchen
- Ground Floor Wet Room
- First Floor Family Bathroom
- Large, Private & Mature Rear Garden



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This beautifully presented, extended and much improved detached family residence standing on a sizeable plot with ample off road parking, garage and superb private gardens. Viewing is essential.

The accommodation enjoys an impressive entrance hall, two characterful reception rooms, well fitted kitchen leading through to a large upvc double glazed conservatory/garden room and a modern wet room. To the first floor there are two double bedrooms, box room/office and a family bathroom.

It is situated within easy walking distance of Hinckley town centre with its shops, schools and 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 well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

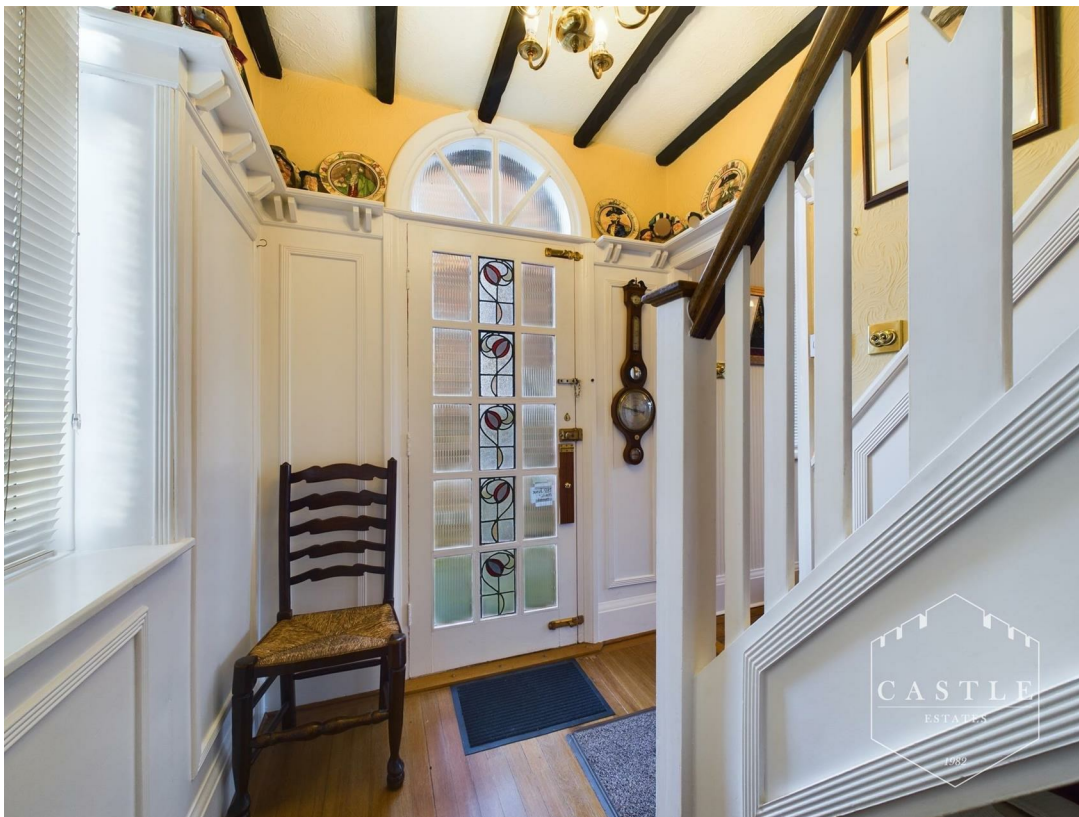
COUNCIL TAX BAND & TENURE

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

HALL

10'9" x 6'6" (3.3m x 2m)

having front door with coloured leaded lights and side window, original oak strip flooring, dado panelled walling, central heating thermostat, central heating radiator, built in meter cupboard and spindle balustrading staircase to the first floor landing.



HALL



LOUNGE

15'5" x 10'9" (4.7m x 3.3m)

having feature oak fireplace with gas fire, tiled surround and hearth, central heating radiator, strip pine flooring, tv aerial point and upvc double glazed square bay window with leaded lights overlooking the rear garden.



LOUNGE



DINING/FAMILY ROOM

14'1" x 10'9" (4.3m x 3.3m)

having upvc double glazed bay window, central heating radiator, plaster corniced ceiling, feature brick fireplace with living flame gas fire and tiled hearth, dado panelled walling and wall light points.



DINING/FAMILY ROOM



BREAKFAST KITCHEN

11'9" x 9'10" (3.6m x 3m)

having an attractive range of white fitted units including base units, drawers and wall cupboards, solid oak work surfaces and ceramic tiled splashbacks, fitted shelving, built in gas oven, gas hob with cooker hood over, belfast style porcelain sink, space and plumbing for dishwasher, floor mounted gas fired boiler for central heating and domestic hot water, central heating programmer, space for upright fridge freezer, red quarry tiled flooring, beamed ceiling, alarm control panel and broadband point. Fully glazed doors leading to Conservatory/Garden Room.



BREAKFAST KITCHEN



CONSERVATORY/GARDEN ROOM

20'11" x 10'5" (6.4m x 3.2m)

having space and plumbing for washing machine, space for tumble dryer, down lighting, grey ceramic tiled flooring, double glazed lantern roof light, designer central heating radiator, two sets of upvc double glazed French doors opening onto side patio and rear garden.



CONSERVATORY/GARDEN ROOM



WET ROOM

6'6" x 4'7" (2m x 1.4m)

having fully tiled walls and flooring with inset drain, wash hand basin, low level w.c., shower with both drencher and handheld, chrome heated towel rail, extractor fan and LED lighting.



FIRST FLOOR LANDING

10'2" x 9'10" (3.1m x 3m)

having spindle balustrading, access to the roof space and beamed ceiling.



BEDROOM ONE

14'9" x 10'9" (4.5m x 3.3m)

having feature fireplace with tiled surround and hearth and central heating radiator.



OFFICE/BOX ROOM

6'6" x 3'11" (2m x 1.2m)

having velux double glazed roof light with blind as fitted.

BEDROOM TWO

11'9" x 9'10" (3.6m x 3m)

having central heating radiator.



BATHROOM

9'10" x 6'6" (3m x 2m)

having low level w.c., panelled bath with screen and shower over, pedestal wash hand basin, central heating radiator, dado panelled walling, built in airing cupboard housing the pre-lagged hot water cylinder and immersion heater.



OUTSIDE

There is direct vehicular access over a driveway with standing for several cars and GARAGE. Pedestrian access to a sizeable and private lawned rear garden with slabbed patio area, mature flower and shrub borders, mature trees and well fenced boundaries.



OUTSIDE



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OUTSIDE

Energy Efficiency Rating

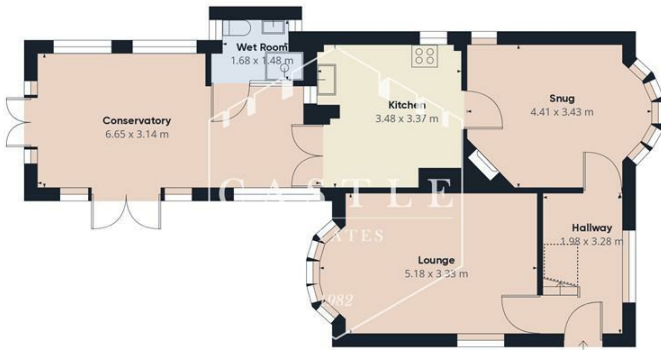
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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
