

# CASTLE ESTATES

1982

**A WELL PRESENTED FIVE BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE LAWNED REAR GARDEN SITUATED IN A SOUGHT AFTER VILLAGE LOCATION**



**149 HINCKLEY ROAD  
STOKE GOLDING CV13 6ED**  
**Offers In The Region Of £525,000**

- Entrance Hall & Guest Cloakroom
- Separate Dining Room
- Utility Room
- Two Ensuites & Family Bathroom
- Well Tended Private Gardens
- Attractive Lounge
- Well Fitted Living Kitchen
- Five Good Sized Bedrooms
- Ample Off Road Parking & Double Garage
- Open Countryside Close By



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 detached family residence stands on a private plot with ample off road parking, double garage and well tended gardens.

The accommodation enjoys an entrance hall with guest cloakroom off, attractive lounge, separate dining room, well fitted living kitchen with bi-fold doors opening onto the rear garden and utility room. To the first floor there are five good sized bedrooms two of which have their own ensembles and a family bathroom.

It is situated in a sought after village location, close to local shops, schools and amenities. For those who need to commute will find easy access to the Northern Perimeter Road making travelling to the A5, M69 junctions and further afield very good indeed. The property is also close to open countryside and Ashby canal.

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 F (Freehold)

## ENTRANCE HALL

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



## GUEST CLOAKROOM

having low level w.c., wash hand basin, chrome heated towel rail and ceramic tiled splashbacks.



## LOUNGE

14'0" x 12'4" (4.28m x 3.77m )

having central heating radiator, tv aerial point, broadband point, covered ceiling and upvc double glazed window to front. Double doors leading to Dining Room.



## DINING ROOM

11'4" x 9'8" (3.46m x 2.96m )

having central heating radiator, coved ceiling, tv aerial point and upvc double glazed window to rear. Door to Kitchen Living Area.



## LIVING KITCHEN - LIVING AREA

14'2" x 9'8" (4.33m x 2.95m )

having two central heating radiators, wood effect flooring, two upvc double glazed windows to side and upvc double glazed Bi-Fold doors opening onto the rear garden.



## LIVING KITCHEN - KITCHEN AREA

12'7" x 9'9" (3.84m x 2.99m )

having an attractive range of modern units including base units, drawers and wall cupboards with under lighting, contrasting work surfaces and inset stainless steel sink with mixer tap and drainer, integrated dishwasher, built in electric oven and grill, four ring gas hob with extractor hood over, built in fridge freezer, LED lighting, wood effect flooring and upvc double glazed window to rear.



## LIVING KITCHEN - KITCHEN AREA



## UTILITY ROOM

9'9" x 5'9" (2.99m x 1.76m )

having base and wall units, inset stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, central heating radiator, composite double glazed door to rear with obscure glass. Door to Garage.



## FIRST FLOOR LANDING

having spindle balustrading and access to the part boarded roof space with drop down ladder.

## MASTER BEDROOM

14'6" x 10'5" (4.43m x 3.18m )

having built in wardrobes, central heating radiator, LED lighting, tv aerial point and upvc double glazed window to front. Dressing area with further wardrobe space.





## ENSUITE BATHROOM

9'6" x 8'1" (2.92m x 2.48m )

having low level w.c., wash hand basin with mixer tap, panelled bath with chrome taps, single tray shower cubicle with shower over, chrome heated towel rail, ceramic tiled flooring and splashbacks, LED lighting, upvc double glazed window to front with obscure glass.



## BEDROOM TWO

15'2" x 9'6" (4.63m x 2.9m)

having central heating radiator, tv aerial point, built in wardrobes and two upvc double glazed windows to front with countryside views.



### ENSUITE SHOWER ROOM

having low level w.c., wash hand basin with chrome mixer tap, single tray shower cubicle with shower over, chrome heated towel rail, ceramic tiled floor and splashbacks.



### BEDROOM THREE

12'7" x 9'6" (3.85m x 2.91m)

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



## BEDROOM FOUR

12'3" x 8'9" (3.74m x 2.68m )

having central heating radiator, built in wardrobe and upvc double glazed window to rear.



## BEDROOM FIVE

8'9" x 8'3" (2.69m x 2.52m )

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

## BATHROOM

having white suite including panelled bath, low level w.c., shower cubicle with shower over, pedestal wash hand basin, ceramic tiled splashbacks and chrome heated towel rail.



## OUTSIDE


There is a lawned foregarden with shrubs and path to front door. Block paved driveway with standing for several cars leading to DOUBLE GARAGE (5.51m max x 5.06m max) having electric up and over door, power, light and housing the gas fired boiler for central heating and domestic hot water. Side pedestrian access via gate leading to a fully enclosed rear garden with patio area, lawn, flower borders and fenced boundaries. Storage shed and outside tap.




## OUTSIDE



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</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		
<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>		
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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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