

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON CORNER PLOT WITH AMPLE OFF ROAD PARKING AND GARAGE SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**2 JOVIAN DRIVE  
HINCKLEY LE10 0BF**  
**Offers Over £400,000**

- Impressive Entrance Hall & Guest Cloakroom
- Attractive Lounge Opening Onto Sun Room
- Superb Contemporary Fitted Living Kitchen
- Extended Dining Room To Rear
- Master Bedroom With Ensuite
- Three Further Good Sized Bedrooms
- Family Bathroom
- Ample Off Road Parking & Garage
- Well Tended Gardens With Outside Office
- VIEWING ESSENTIAL



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This beautifully presented, extended and much improved detached family residence stands on a substantial corner plot with ample off road parking, garage and a well tended rear garden with useful outside office. Viewing is essential.

The accommodation boasts enclosed porch leading to impressive hall with guest cloakroom off, attractive lounge opening onto a sizeable sun room, superb living kitchen with contemporary fitted units and integrated appliances as well as spacious dining room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom.

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 D (Freehold).

## ENTRANCE PORCH

5'3" x 2'0" (1.62m x 0.62m )

having twin upvc double glazed doors.

## HALL

14'5" x 5'10" (4.40m x 1.80m )

having upvc double glazed door with coloured leaded lights, Amtico flooring, central heating radiator, dado rail, coved ceiling and wall light point. Feature spindle balustraded staircase to the first floor landing with useful cupboard beneath.



## GUEST CLOAKROOM

5'4" x 3'4" (1.65m x 1.04m )

having low level w.c., vanity unit with wash hand basin, Amtico flooring and chrome heated towel rail.





## LOUNGE

17'4" x 11'7" (5.29m x 3.55m )

having feature fireplace with marble hearth and gas fire, two central heating radiators, Amtico flooring, coved ceiling, upvc double glazed window and upvc double glazed patio doors opening onto the Sun Room.



## LOUNGE





## SUN ROOM

16'4" x 12'1" (5m x 3.7m )

having inset ceiling lighting, tv aerial point, upvc double glazed windows with fitted blinds and French doors opening onto rear garden.



## SUN ROOM



## BREAKFAST KITCHEN

28'7" x 11'4" - 11'3" x 8'9" (8.73m x 3.47m - 3.45m x 2.69m )

having an excellent range of contemporary fitted high gloss units including ample base units, drawers and wall cupboards, contrasting granite work surfaces with inset sink, built in double oven and microwave, induction hob, integrated fridge freezer, matching central island with fitted cupboards and granite work surface, Italian tiled flooring, central heating radiator covered ceiling.



**BREAKFAST KITCHEN**



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## DINING ROOM

11'3" x 8'9" (3.45m x 2.69m )

having central heating radiator, coved ceiling, upvc double glazed windows to front and rear.



## FIRST FLOOR LANDING

having spindle balustrading, built in airing cupboard, coved ceiling and access to the part boarded roof space with drop down ladder.





**MASTER BEDROOM**

13'8" x 11'7" (4.19m x 3.55m )

having range of fitted high gloss furniture including wardrobes, dressing table and bedside drawers, central heating radiator, coved ceiling and upvc double glazed window to front.



**MASTER BEDROOM**





## ENSUITE SHOWER ROOM

7'6" x 5'11" (2.29m x 1.81m )

having modern white suite including double shower cubicle with Aqualisa smart shower over, low level w.c., vanity unit with wash hand basin, fitted mirror with lighting, chrome heated towel rail, wood effect flooring, fully tiled walls, down lighting and extractor fan.



## BEDROOM TWO

12'0" x 9'9" (3.66m x 2.98m )

having range of fitted furniture wardrobes and dressing table, central heating radiator, covered ceiling, tv aerial point and upvc double glazed window to front.



### BEDROOM THREE

9'8" x 9'6" (2.97m x 2.91m )

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





## BEDROOM FOUR

11'6" x 7'10" (3.53m x 2.40m)

having built in wardrobes and dressing table, central heating radiator and upvc double glazed window to rear.



## BATHROOM

7'7" x 5'7" (2.32m x 1.72m )

having modern suite including panelled bath with chrome mixer tap, wash hand basin, low level w.c., ceramic tiled splashbacks and central heating radiator.



## OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking. GARAGE (5.11m max x 3.35m max) having electric door, utility area with space and plumbing for washing machine and housing the gas fired boiler for central heating and domestic hot water. Side pedestrian access to a fully enclosed lawned rear garden with power. OUTSIDE OFFICE and HOT TUB AREA.



## OUTSIDE






**OUTSIDE**



**OUTSIDE - REAR ELEVATION**




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

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### 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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