

CASTLE ESTATES

1982

A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON IMPRESSIVE SIZED PLOT SITUATED IN A SOUGHT AFTER TOWN CENTRE LOCATION



APPLEGATE COLLEGE LANE HINCKLEY LE10 1EY

Offers In Excess Of £400,000

- NO CHAIN - VIEWING ESSENTIAL
- Kitchen & Utility Room
- Spacious Lounge
- Dining Room With Views Over Rear Garden
- Ground Floor Bathroom
- Three Good Sized Bedrooms
- First Floor Shower Room
- Ample Off Road Parking & Garage
- Sizeable & Private Lawned Gardens
- Sought After Town Centre Location



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VIEWING

By arrangement through the Agents.

DESCRIPTION

A rare opportunity purchase a spacious detached family residence standing on a sizeable and private plot with ample off road parking, garage and mature gardens. Viewing is essential.

The accommodation enjoys entrance porch leading to good sized hall, attractive lounge to front, spacious dining room with door opening onto the rear garden, solid oak fitted kitchen, separate utility room and family bathroom. To the first floor there are three good sized bedrooms and a modern shower room.

It is situated in a popular and convenient location within easy walking distance of Hinckley town centre with its shops, schools and amenities. Commuting via the A47/A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D

ENTRANCE PORCH

Leading to Hall

HALL

12'6" x 6'5" (3.82m x 1.98m)

having wooden double glazed front door with coloured leaded lights and side window, dado rail, coved ceiling, wooden parquet flooring under carpet, central heating radiator and staircase leading to First Floor Landing.



HALL



LOUNGE

14'11" x 11'5" (4.55m x 3.49m)

having feature fireplace with inset fire and hearth, central heating radiator, ceiling rose, coved ceiling and wooden double glazed bay window overlooking the front garden.



LOUNGE



KITCHEN

11'9" x 6'5" (3.60m x 1.96m)

having range of solid oak units including base units, drawers and wall cupboards, contrasting marble effect work surfaces and inset sink with chrome mixer tap, ceramic tiled splashbacks, built in electric oven, four ring gas hob with extractor hood over, bay window overlooking the rear garden.



KITCHEN



UTILITY ROOM

8'2" x 7'8" (2.50m x 2.35m)

having range of solid oak units with contrasting work surfaces, space and plumbing for washing machine, space for tumble dryer, gas fired boiler for central heating and domestic hot water, upvc double glazed window to side and door to garden.



BATHROOM

6'2" x 4'11" (1.89m x 1.51m)

having panelled bath with electric shower over, integrated low level w.c. and vanity unit with wash hand basin with chrome mixer tap, fully tiled walls and white heated towel rail.



DINING ROOM

20'0" x 8'10" (6.10m x 2.71m)

having two central heating radiator, ceiling rose and coving, wall light points, wooden double glazed windows to side and door opening onto rear garden.



DINING ROOM



FIRST FLOOR LANDING

9'6" x 7'4" (2.90m x 2.24m)

having coved ceiling, wooden double glazed window to side.



MASTER BEDROOM

13'2" x 8'8" (4.02m x 2.65m)

having range of solid oak fitted wardrobes and drawers, coved ceiling, central heating radiator and wooden double glazed window to front.



BEDROOM TWO

11'1" x 9'4" (3.39m x 2.87m)

having central heating radiator, coved ceiling and wooden double glazed window to rear.



BEDROOM THREE

8'5" x 7'5" (2.57m x 2.27m)

having central heating radiator, coved ceiling and wooden double glazed window to front.



SHOWER ROOM

8'7" x 6'0" (2.64m x 1.84m)

having double shower cubicle with chrome shower over, integrated low level w.c., vanity unit with wash hand basin, vinyl flooring, ceramic tiled walls and designer central heating radiator.



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OUTSIDE

There is direct vehicular access over a large private driveway with standing for numerous cars leading to BRICK BUILT GARAGE (4.75m x 2.74m) with solid oak double doors, power and light. Mature shrubs, trees and hedged boundaries. Side pedestrian access to a large private rear garden with patio area, lawn, mature trees, flower borders and brick boundaries. Summer House with power and light.



OUTSIDE



OUTSIDE




OUTSIDE




REAR ELEVATION



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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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
