# CASTLE ESTATES

1982

A SPACIOUS AND ELEGANT FOUR BEDROOMED EDWARDIAN DETACHED FAMILY RESIDENCE ENJOYING SUPERB PRIVATE GARDENS SITUATED WITHIN THE HEART OF HINCKLEY TOWN CENTRE AND CONSERVATION AREA



# THREEWAYS HILL STREET HINCKLEY LE10 1DS

# Offers In Excess Of £550,000

- Recessed Porch To Reception Hall
- · Characterful Lounge
- Good Sized Breakfast Kitchen
- Four Double Bedrooms
- Ample Off Road Parking

- Guest Cloakroom
- · Separate Dining Room
- Boiler Room & Utility Room
- Family Bathroom & Shower Room
- Private Well Established Gardens





#### **VIFWING**

By arrangement through the Agents.

#### DESCRIPTION

This individually designed and built Edwardian detached family residence stands in established grounds by Sidney John Walker enjoying ample off road parking and private lawned gardens.

The property boasts may unique features, together with immense charm, character and period features. Viewing is essential. The accommodation consists of a recess porch opening through to an impressive reception hall, cellar, spacious lounge, separate dining room, breakfast kitchen, boiler room and utility room. To the first floor there are four double bedrooms, bathroom, separate w.c. and a further shower room.

It is situated in a conservation area of Hinckley convenient for all shops, schools and amenities. Those wishing to commute will find easy access via the A47, A5 and M69 junctions makes travelling to further afield excellent.

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

#### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band D

#### RECESSED PORCH

having alcove.

#### RECEPTION HALL

20'8" x 5'6" (6.31m x 1.69m)

having feature 'dog leg' spindle balustraded staircase to first floor landing, central heating radiator, coved ceiling, cork tiled flooring and alcove.

#### **CELLAR**

#### **GUEST CLOAKROOM**

having wash hand basin, high level w.c. and cork tiled flooring.



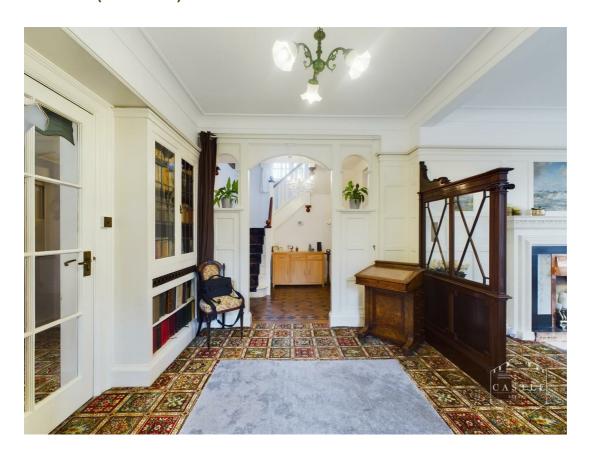
# **LOUNGE** (Rear Area)

10'4" x 10'0" (3.17m x 3.07m)

having built in display cabinets and shelving, feature panelled walls, coved ceiling and rear door to garden with side windows. Glazed screens opening through to Lounge.



**LOUNGE** (Rear Area)



# **LOUNGE** (Front Area)

14'9" x 13'10" (4.52m x 4.22m )

having feature fireplace with raised hearth and fire, tv aerial point, panelled walls, coved ceiling bay window and further window.



**LOUNGE** (Front Area)



# **LOUNGE** (Front Area)



## **DINING ROOM**

16'0" x 13'10" (4.90m x 4.24m )

having feature ornate fireplace surround, coved ceiling, picture rail, tv aerial point, central heating radiator, wall light points, bay window and further window to side.



# **DINING ROOM**



## **BREAKFAST KITCHEN**

16'4" x 11'2" (5m x 3.41m )

having range of base units, drawers and wall cupboards, inset stainless steel sink with mixer tap, built in oven, central heating radiator, tiled walls and flooring, window to side with obscure glass. PANTRY STORE (2.17m x 1.35m).



# **BREAKFAST KITCHEN**



## **BOILER ROOM**

having gas fired combination boiler for central heating and domestic hot water, tiled flooring and stable door.

#### **UTILITY ROOM**

having fitted cupboards, double drainer stainless steel sink, space and plumbing for washing machine, space for tumble dryer and tiled flooring.

## FIRST FLOOR LANDING

having feature spindle balustrading, coved ceiling, picture rail, feature arch and window.

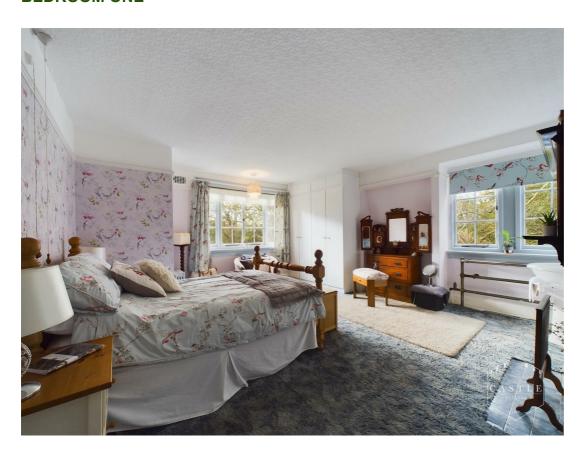
# **BEDROOM ONE**

17'1" x 14'9" (5.21m x 4.52m )

being dual aspect having built in double wardrobe, central heating radiator, feature ornate fireplace surround, picture rail, pedestal wash hand basin and heated towel rail.



# **BEDROOM ONE**



# **BEDROOM TWO**

12'7" x 11'8" (3.85m x 3.56m)

being dual aspect having central heating radiator and picture rail.



# **BEDROOM THREE**

11'11" x 9'10" (3.64m x 3.02m )

being dual aspect having central heating radiator and picture rail.



# **BEDROOM FOUR**

13'8" x 9'10" (4.18m x 3.02m ) having central heating radiator and picture rail.



# **BATHROOM**

8'2" x 7'0" (2.49m x 2.15m)

having white suite including slipper bath with claw feet, wash hand basin, central heating radiator, ceramic tiled splashbacks and built in cupboard.



**SEPARATE W.C.** having low level w.c. and tiled flooring.



## **SHOWER ROOM**

7'1" x 4'6" (2.18m x 1.38m)

having fitted shower cubicle with mixer shower over and central heating radiator.



### **OUTSIDE**

There is direct vehicular access over a long driveway with standing for several cars. Private and well established gardens with patio area with steps down to lawn, mature trees, shrubs, herbaceous borders, fenced boundaries.



# OUTSIDE



OUTSIDE

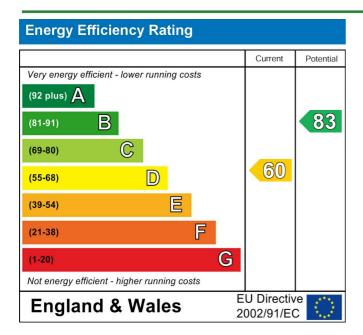


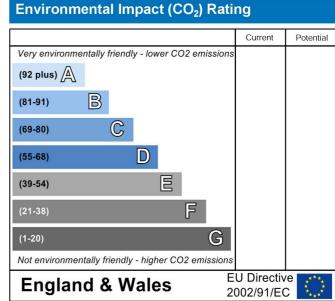
# OUTSIDE

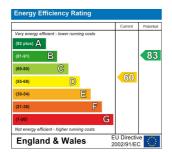


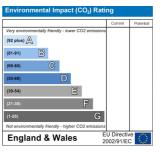
# OUTSIDE













#### **PLEASE NOTE**

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#### **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