

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



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VIEWING

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 many 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.

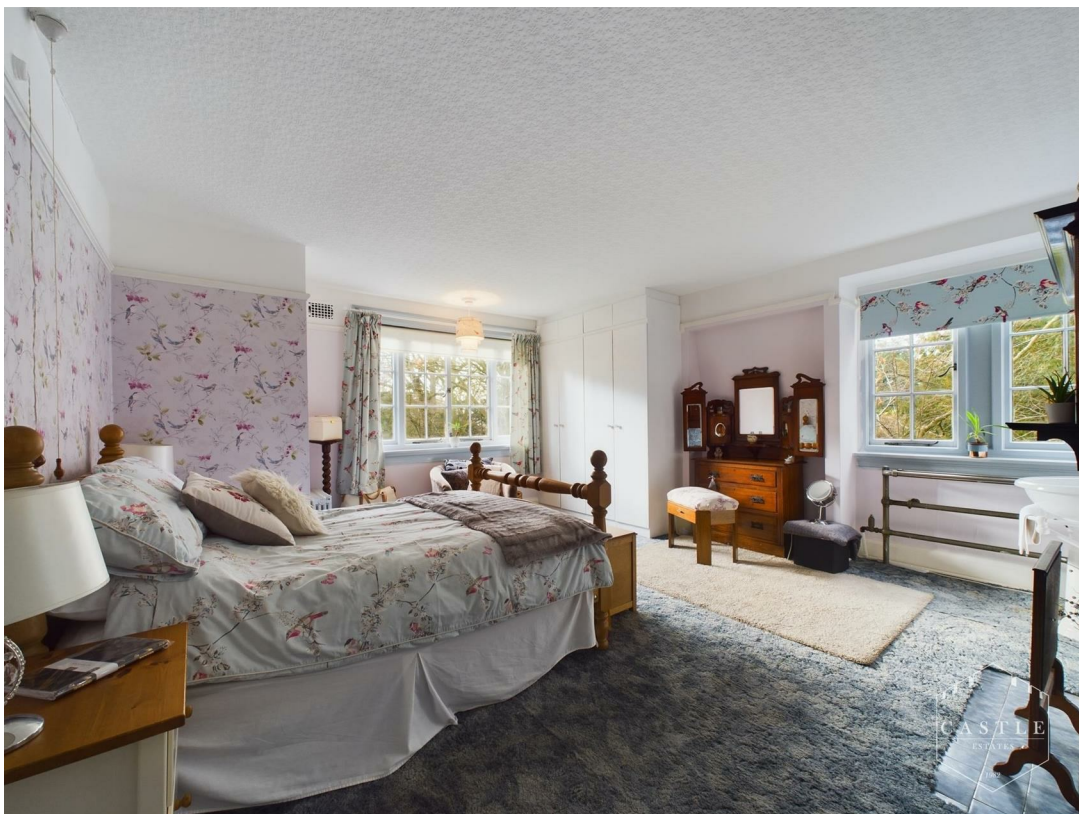
BEDROOM ONE

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

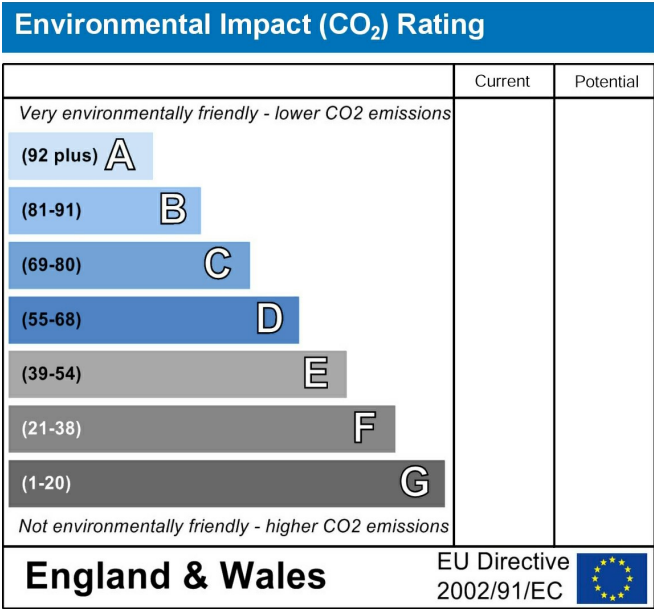
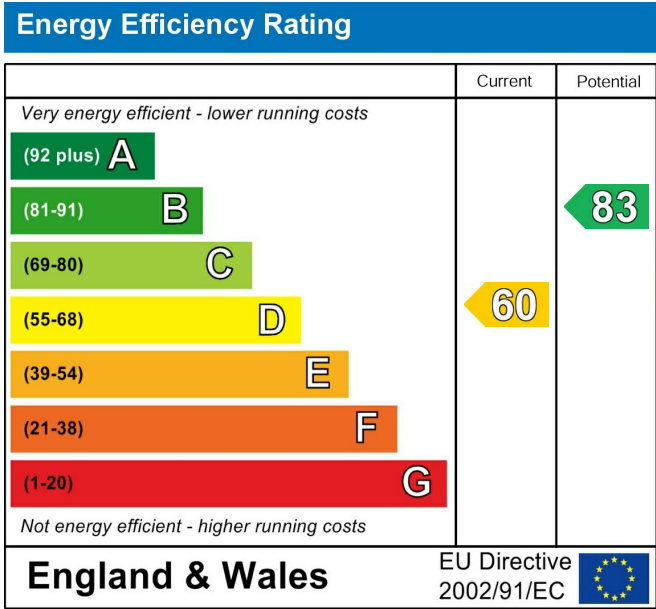


OUTSIDE



OUTSIDE





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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
