

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED FOUR/FIVE BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN BACKING ONTO OPEN PLAYING FIELDS TO THE REAR



**52 WOODLAND ROAD
HINCKLEY LE10 1JG**

Offers Over £450,000

- Impressive Entrance Hall
- L Shaped Living Kitchen
- Ground Floor Bedroom Five/Playroom
- Three Further First Floor Bedrooms
- Ample Off Road Parking & Garage
- Attractive Lounge & Dining Room
- Inner Lobby & Guest Cloakroom
- Master Bedroom & Ensuite
- Spacious Family Bathroom
- Private Rear Garden Backing Onto Playing Fields



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VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley along Leicester Road and take the right turn into Butt Lane. Then take the second turn on the right into Woodland Road. This property can be seen on the left hand side.

DESCRIPTION

This spacious individually designed and built detached family residence must be viewed internally to fully appreciate its size of accommodation, wealth of attractive fixtures and fittings.

The accommodation boasts an impressive entrance hall, most attractive lounge and separate dining room, well fitted L shaped living kitchen, inner lobby, guest cloakroom and a ground floor bedroom five/playroom. To the first floor there is a master bedroom with ensuite shower room, three further good sized bedrooms and a spacious family bathroom. Outside the property has ample off road parking leading to an integral garage. The rear garden is private and mature backing onto school playing fields.

It is situated in the popular Forest View area and Hinckley town centre is a short walk away for the local shops, schools and amenities. Hinckley Golf Club, Burbage Common and Woods are close by in the opposite direction. Commuting via the A47, A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding areas is very good indeed.

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 C (Freehold).

ENTRANCE HALL

13'9" x 5'10" (4.2m x 1.8m)

having upvc double glazed front door and side windows with coloured leaded lights, laminated oak strip flooring, central heating thermostat and central heating radiator. Feature balustraded staircase to the first floor landing with storage beneath.



DINING ROOM

12'1" into bay x 11'9" (3.7m into bay x 3.6m)

having laminated dark wood effect flooring, wall light points, central heating radiator, feature painted wood fireplace with living flame gas fire, tiled surround and hearth. Upvc double glazed bay window overlooking the front garden. Double doors opening onto Lounge.



LOUNGE

19'4" x 11'5" (5.9m x 3.5m)

having laminated dark wood effect flooring, feature painted wood fireplace with living flame gas fire, marble surround and hearth, tv aerial point, wall light points and central heating radiator. Upvc side windows and upvc double glazed French doors opening onto the rear garden.



LOUNGE



L SHAPED LIVING KITCHEN

16'8" (one leg) x 16'0" (one leg) - average width (5.1m (one leg) x 4.9m (one leg) - average width 3m)
having an attractive newly fitted kitchen including base units, drawers and wall cupboards, contrasting work surfaces, inset single drainer sink with mixer tap, built in electric oven and grill, gas hob with extractor hood over, integrated dishwasher.



L SHAPED LIVING KITCHEN - BREAKFAST AREA

16'0" x 5'10" (4.9m x 1.8m)

having space and plumbing for washing machine, two central heating radiators and terracotta ceramic tiled flooring. Upvc double glazed French doors opening onto the rear garden. Archway to Kitchen Area and door to Lobby Area.



LOBBY AREA

having coat hooks and terracotta tiled flooring.

GUEST CLOAKROOM

having low level w.c., wash hand basin and terracotta tiled flooring.



GROUND FLOOR BEDROOM/PLAYROOM

9'10" x 9'6" (3m x 2.9m)

having central heating radiator and laminated wood effect flooring. Upvc double glazed patio doors opening onto the rear garden.



FIRST FLOOR LANDING

having access to the boarded roof space with drop down ladder and light.

MASTER BEDROOM

9'10" x 9'10" (3m x 3m)

having two double built in pine effect wardrobes and central heating radiator.



MASTER BEDROOM



ENSUITE SHOWER ROOM

having fully tiled shower cubicle with triton electric shower, pedestal wash hand basin, low level w.c., central heating radiator and half tiled walls.



BATHROOM

9'10" x 7'10" (3m x 2.4m)

having white suite including panelled bath, fully tiled shower cubicle with electric shower, pedestal wash hand basin, low level w.c., extractor fan, central heating radiator and half tiled walls in matching ceramics.



BEDROOM TWO

12'1" x 9'10" (3.7m x 3m)

having central heating radiator, two double and two single wardrobes, bridging cupboards over and dressing table area.



BEDROOM THREE

10'2" x 9'10" (3.1m x 3m)

having central heating radiator, two double wardrobes with cupboards over and dressing table.



BEDROOM FOUR

8'2" x 5'6" (2.5m x 1.7m)

having central heating radiator.



OUTSIDE

There is direct vehicular access over a driveway with parking for three cars and leading to GARAGE (3m x 4.2m) housing the gas fired combination boiler for central heating and domestic hot water, power, light and fire door to Kitchen. A fully enclosed rear garden with decked area, lawn, flower and shrub borders, security lighting, cold water tap, well fenced boundaries. Further area ideal for play area and summer house. Not overlooked from the rear overlooking school playing fields.



OUTSIDE



OUTSIDE



OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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Ground Floor

Approx. 68.6 sq. metres (738.3 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



Total area: approx. 126.8 sq. metres (1364.5 sq. feet)

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
