

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED FAMILY HOME, WITH PRIVATE REAR GARDEN AND DOUBLE GARAGE IN A POPULAR RESIDENTIAL AREA.**



**128 OUTLANDS DRIVE  
HINCKLEY LE10 0TW**

**Offers Over £425,000**

- POPULAR RESEDENTIAL AREA
- MODERN DOWNSTAIRS SHOWER ROOM
- STYLISH LIVING KITCHEN
- RECENTLY FITTED FAMILY BATHROOM
- DOUBLE GARAGE
- ATTRACTIVE ENTRANCE HALLWAY
- SPACIOUS LOUNGE
- FOUR DOUBLE BEDROOMS
- BEAUTIFULLY MAINTAINED PRIVATE REAR GARDEN
- LARGE DRIVEWAY



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## VIEWING

By arrangement through the Agents.

## DIRECTIONAL NOTE

Travel out of Hinckley along Upper Bond Street and turn right at the traffic lights onto Hollycroft. Down past the park and take the third turn left into Lismore Drive. To the T junction with Outlands Drive, turn right and you will see this property on the right hand side, after approximately two hundred yards.

## DESCRIPTION

This modern, spacious detached family residence enjoys an attractive entrance hallway with modern shower room, spacious lounge, impressive living kitchen, four double bedrooms and a recently fitted family bathroom. Outside the property has ample off road parking, double garage and beautifully maintained gardens with bespoke built entertaining area.

It is situated on the outskirts of Hinckley, convenient for persons wanting to commute via the A47 Northern Perimeter Road to the A5 and M69 junctions making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. Hinckley town centre is approximately one mile away with its shops, schools and amenities.

More specifically the modern, gas fired centrally heated and UPVC double glazed accommodation comprises:

## HALLWAY

Having distressed oak effect Karndean flooring, central heating radiator and staircase off leading to 1st floor.



## LOUNGE

11'9" x 13'9" (3.6 x 4.2)

Having UPVC double glazed windows to front of property, central heating radiator, tv point and feature stone fireplace with electric fire.



## LIVING KITCHEN

25'3" x 10'9" (7.7 x 3.3)

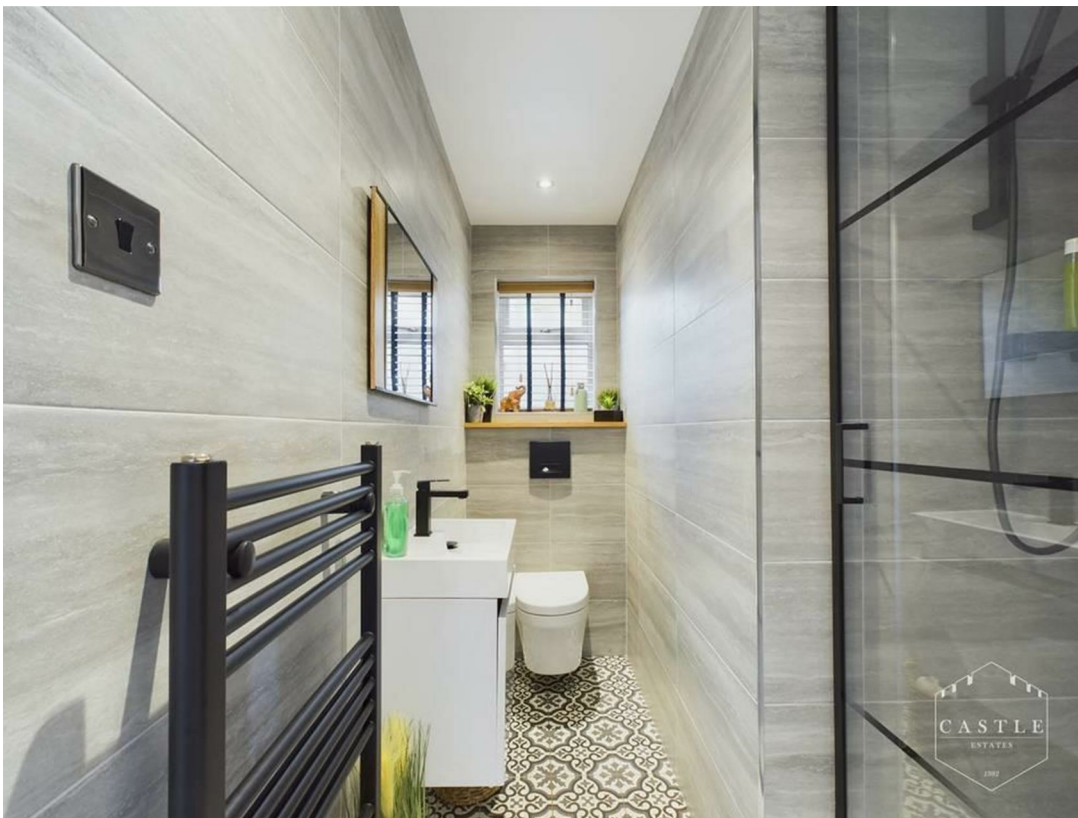
Having distressed oak effect Karndean flooring leading through from entrance hallway, an attractive range of gloss units including base units, drawers and wall cupboards, quartz worktops with matching splash backs, integrated electric double oven, integrated induction hob with extractor hood over, integrated dishwasher, space for American style fridge/freezer, UPVC double glazed bi-folds and French doors leading out to private rear garden, two designer vertical radiators and LED spotlights.



## DOWNSTAIRS SHOWER ROOM

7'2" x 3'3" (2.2 x 1.0)

Having contemporary tiled flooring, grey ceramic tiled walls, built in shower cubicle with feature black shower over, feature black ladder style radiator, low flush WC, vanity unit in white gloss with fitted cupboards under, integrated sink and black mixer tap, LED spotlights.



## BEDROOM ONE

11'9" x 12'1" (3.6 x 3.7)

having a good range of fitted wardrobes, cupboards and drawers, TV point, UPVC double glazed windows to front of property and central heating radiator.



## BEDROOM TWO

8'2" x 11'1" (2.5 x 3.4)

Having built in sliding mirrored wardrobes, central heating radiator and UPVC double glazed windows overlooking rear garden.



### BEDROOM THREE

11'5" x 7'6" (3.5 x 2.3)

Having central heating radiator, fitted sliding wardrobes and UPVC double glazed windows to front.



### BEDROOM FOUR

8'2" x 10'9" (2.5 x 3.3)

Having central heating radiator, UPVC double glazed window overlooking rear garden.



## FAMILY BATHROOM

8'2" x 8'2" (2.5 x 2.5)

Having LED spotlights, ceramic tiled flooring and walls, feature free-standing bath with chrome mixer tap and hand held shower, vanity unit in grey gloss with low flush WC, built in cupboards and integrated sink with chrome mixer tap, double shower cubicle with chrome rain shower and hand held shower over.



## REAR GARDEN ENTERTAINING AREA

Having grey tiled flooring, bespoke made solid oak bar, solid oak paneled walls with feature lighting and multiple plug sockets.



## OUTSIDE FRONT

A private tarmac and block paved driveway with parking for several cars, electric car charging point, private gated access to both sides of the property leading to rear garden.

## REAR GARDEN

A most beautifully maintained, private rear garden, with lawn and landscaped areas, raised beds with mature shrubs and flowers, outside double socket and tap, well fenced borders and a bespoke built entertaining area.



## SIDE OF PROPERTY

Having a shed and private gated access leading to the front driveway, rear access to the double brick built garage with light, plug sockets and electric door. Potential for side extension which has already been approved.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	<b>66</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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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