

CASTLE ESTATES

1982

**** FORMER SHOW HOME ** A BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME SITUATED CLOSE TO HINCKLEY GOLF COURSE AND WITH A DOUBLE GARAGE AND PRIVATE REAR GARDEN**



**12 OLYMPIC WAY
HINCKLEY LE10 1ES**

Offers In The Region Of £525,000

- FORMER SHOW HOME
- DOUBLE GARAGE
- OPEN PLAN LIVING
- PRIVATE REAR GARDEN
- SOLAR PANELS
- FOUR BEDROOM DETACHED
- HIGHLY POPULAR LOCATION
- SPACIOUS LOUNGE
- VIEWING ESSENTIAL



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www.castles-online.co.uk



Entrance Hallway

Composite door to front, stairs leading to the first floor landing, heating thermostat, radiator, telephone point and access to the lounge, kitchen, playroom/study and downstairs WC.



Cloakroom/WC

Low level WC, wash hand basin, radiator and UPVC window to the side elevation.



Study/Playroom

UPVC window to the front elevation, tv point and radiator

Breakfast Kitchen

Open plan modern fitted breakfast kitchen with a range of wall and base units with contrasting work top surfaces, built in dishwasher, electric oven and grill, five ring gas hob with cooker hood above. inset sink and drainer with mixer tap. breakfast bar and space for seating, LED feature spotlighting, UPVC window to the front elevation, built in speakers, and access to the utility room.



Utility Room

Further wall and base units for further storage, inset sink and drainer, space and plumbing for a washing machine and tumble dryer, extractor fan and LED feature spotlighting.



Living Diner

Large living diner room with bi-fold doors leading onto the rear garden, tv point, led feature spotlights and large pitched roof light.



Lounge

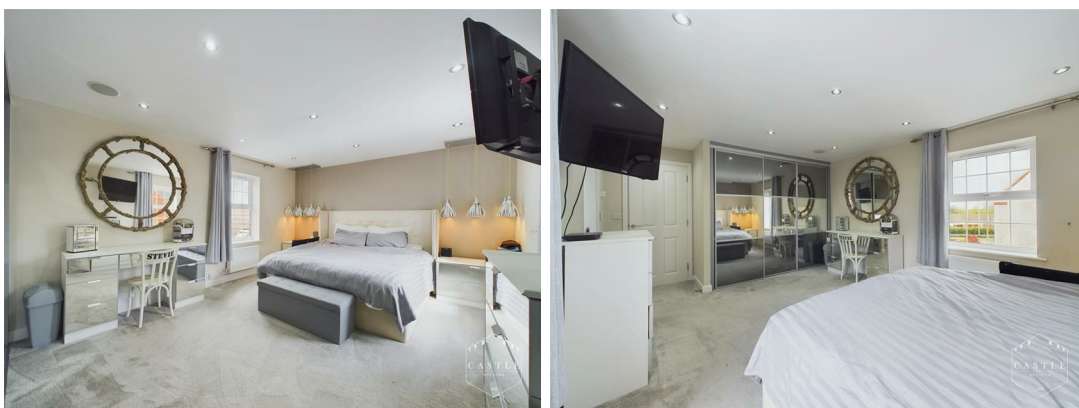
Spacious Lounge, two UPVC windows to the side and rear elevation, tv point and radiator.



First Floor Landing

Master Bedroom

Large master bedroom with dual aspect UPVC windows to the side elevations, built in wardrobes, tv point, LED feature lighting and hanging feature bedside lights. built in speaker and access to the en-suite bathroom.



En-suite Bathroom

Low level WC, Wash hand basin, double tray shower cubicle with shower above, led spotlights and a UPVC window to the rear elevation with obscure glass.



Bedroom Two

UPVC window to the front and side elevation, built in wardrobes.



Bedroom Three

UPVC window to the front elevation and built in wardrobes.



Bedroom Four

UPVC window to the rear elevation and LED feature spotlighting.



Family Bathroom

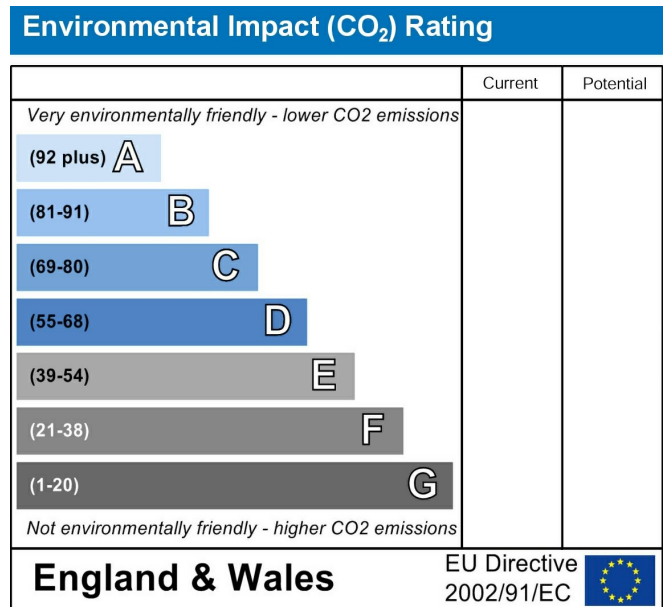
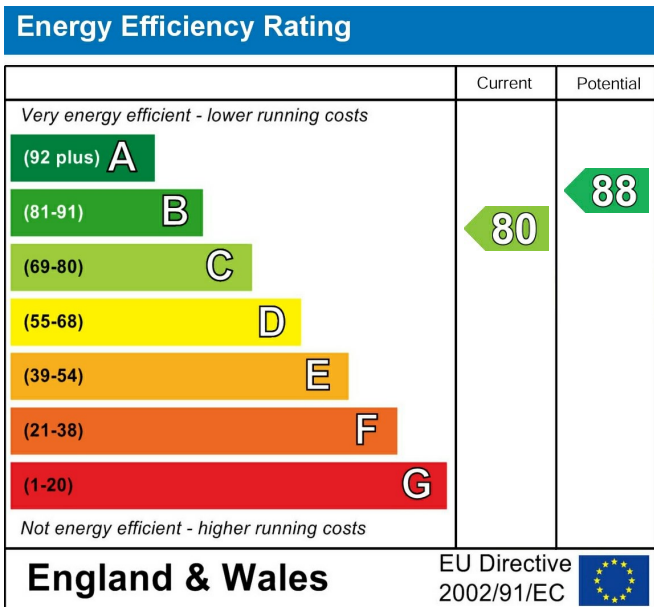
Low level WC, wash hand basin, panelled bath with mixer taps, single tray shower cubicle with shower above, chrome heated ladder towel rail, LED lighting and extractor fan.



Outside

To the front of the property there is a well presented fore garden with the path leading to the entrance, EV car charging point, to the side of the property there is off road parking leading to a double garage with up and over doors, power and light. Gated side pedestrian access leading to a private rear garden with two patio seating areas and mainly laid to lawn gardens and fenced boundaries. The property also benefits from solar panels (Speak to agent for further details)



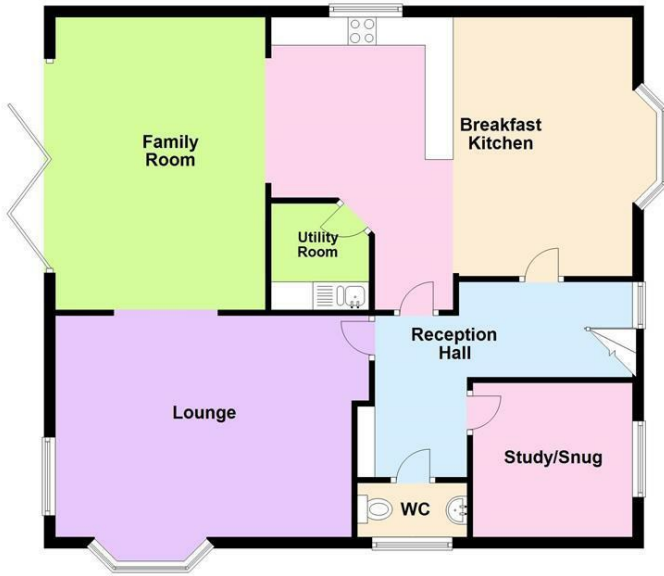


| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not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

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

Ground Floor

Approx. 94.7 sq. metres (1019.4 sq. feet)



First Floor

Approx. 73.5 sq. metres (791.3 sq. feet)



Total area: approx. 168.2 sq. metres (1810.7 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
