

# CASTLE ESTATES

1982

**A STYLISH PRESENTED AND EXTENDED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH STUNNING OPEN COUNTRYSIDE VIEWS SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**247 ASHBY ROAD  
HINCKLEY LE10 1SJ**

**Offers In The Region Of £470,000**

- Stylishly Presented - Viewing Essential
- Two Ground Floor W.C.s
- Attractive Lounge & Impressive Dining Room
- Three Further Double Bedrooms
- Ample Off Road Parking
- Popular & Convenient Location
- Extended Living Kitchen
- Master Bedroom With Ensuite
- Two Luxury Family Bathrooms
- Beautiful Mature Rear Garden With Open Countryside Views



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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## VIEWING

By arrangement through the Agents.

## COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold).

## ENTRANCE PORCH

4'7" x 3'8" (1.42m x 1.12m )

having upvc double glazed front door. Door to Guest Cloakroom.

## GUEST CLOAKROOM

5'11" x 2'8" (1.82m x 0.82m )

having low level w.c., pedestal wash hand basin with chrome mixer tap, central heating radiator, upvc double glazed window with obscure glass and fitted blinds.

## SPACIOUS HALL

14'11" x 6'8" (4.55m x 2.04m )

having central heating radiator, picture rail and upvc double glazed window to side with fitted blinds. Feature staircase to First Floor Landing with storage cupboard beneath.



**SPACIOUS HALL**



**DINING ROOM**

17'9" x 11'3" (5.42m x 3.45m )

having central heating radiator, coved ceiling and large upvc double glazed window to front.



## DINING ROOM



## STYLISH LOUNGE

17'5" x 11'2" (5.32m x 3.41m )

having oak flooring, feature fireplace with electric fire, two central heating radiators, coved ceiling and upvc double glazed side window and French doors opening onto the landscaped rear garden.



STYLISH LOUNGE



## EXTENDED LIVING KITCHEN

37'5" x 12'6" (11.42m x 3.82m )

having an excellent range of black gloss units including base units, drawers and wall cupboards, impressive feature island with black glass storage cupboards beneath, white laminate work surfaces with matching splashbacks, ceramic double sink with black mixer tap, three built in electric ovens and microwave, induction hob with extractor hood over, integrated fridge freezer, integrated dishwasher, wine cooler, ceramic tiled floor with under floor heating, two central heating radiators, velux sky lights providing lovely natural light and further LED lighting. Breakfast bar with seating and an area for dining table. Upvc double glazed window to side and upvc double glazed French doors opening onto side garden.



**EXTENDED LIVING KITCHEN**



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## EXTENDED LIVING KITCHEN



## UTILITY ROOM

8'7" x 4'11" (2.62m x 1.52m )

having work surface with space and plumbing beneath for washing machine and space for tumble dryer, low level w.c., bowl sink with chrome mixer tap, central heating radiator, ceramic tiled walls and flooring.





### REAR ENTRANCE PORCH

4'8" x 3'6" (1.44m x 1.09m)

having upvc double glazed door to rear garden.

### FIRST FLOOR LANDING

14'9" x 3'10" (4.52m x 1.18m)

having central heating radiator, picture rail, spindle balustrading and upvc double glazed window to front with views over countryside. Feature stair case to Second Floor Landing with built in storage cupboard beneath.



## MASTER BEDROOM

17'5" x 11'4" (5.32m x 3.46m)

having quality Hammonds fitted wardrobes, picture rail and central heating radiator.



## MASTER BEDROOM - DRESSING AREA

having LED lighting, upvc double glazed French doors opening onto Juliette Balcony with views over the countryside.



## MASTER BEDROOM - ENSUITE

7'4" x 3'10" (2.26m x 1.19m)

having modern white suite including fully tiled double shower cubicle with chrome shower over, low level w.c., wall mounted wash hand basin with chrome mixer tap, chrome heated towel rail, LED lighting, ceramic tiled splashbacks and flooring.



## BEDROOM TWO

11'3" x 10'11" (3.45m x 3.33m )

having feature original fireplace, picture rail, central heating radiator and upvc double glazed window to front with views over the countryside.



## BEDROOM TWO



## FAMILY BATHROOM

7'7" x 6'7" (2.32m x 2.03m )

having luxury white suite including panelled bath with glass screen and chrome shower over, integrated low level w.c., wash hand basin with chrome mixer tap and vanity cabinets, LED lighting, built in cupboard, chrome ladder style heated towel rail and upvc double glazed window with obscure glass.



## SECOND FLOOR LANDING

4'4" x 3'11" (1.33m x 1.20m )

### BEDROOM THREE

14'11" x 11'3" (4.56m x 3.44m )

having central heating radiator, LED lighting, two velux sky lights and further upvc double glazed window to rear with views over the countryside.



## BEDROOM FOUR

10'11" x 10'4" (3.33m x 3.17m )

having feature beam, central heating radiator and upvc double glazed window to front with views over the countryside.



## BATHROOM

9'5" x 6'7" (2.88m x 2.01m )

having shower cubicle with tiled wall, low level w.c., pedestal wash hand basin with chrome mixer tap, feature beam, LED lighting and chrome heated towel rail.



## OUTSIDE

There is direct vehicular access over a large gravelled driveway with standing for up to three standing cars. Mature trees, hedged and fenced boundaries. Secure bin storage area. A fully enclosed and beautifully landscaped rear garden with feature patio area ideal for entertaining, pergola, mature trees, shrubs and flower borders, large lawned area and well fenced boundaries. Raised bed vegetable area, chicken coop and rabbit run. Summer house with additional seating area to the rear. Open countryside views to front and rear.





**OUTSIDE**




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### Energy Efficiency Rating

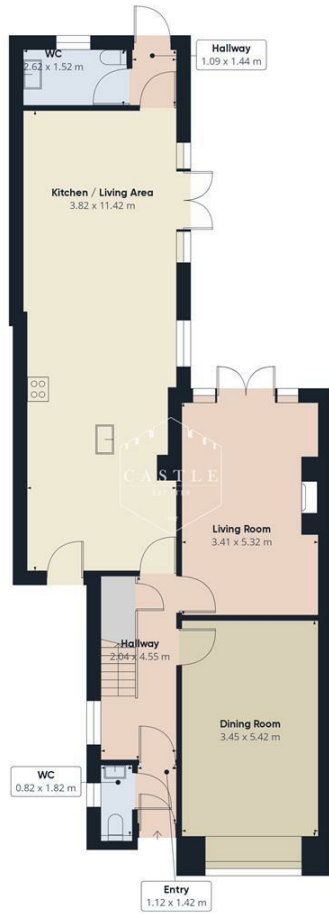
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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Floor 0

## **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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