

CASTLE ESTATES

1982

A SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN AND NO CHAIN SITUATED IN A POPULAR RESIDENTIAL LOCATION



2 GOLD CLOSE HINCKLEY LE10 0GY

Offers In Excess Of £325,000

- Entrance Hall & Guest Cloakroom
- Master Bedroom With Ensuite
- Three further good sized bedrooms
- Private Rear Garden With Summer House
- Popular Residential Location
- Spacious Lounge
- Well Fitted Kitchen
- Family Bathroom
- Enclosed Carport
- VIEWING ESSENTIAL - NO CHAIN



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This no chain, well presented detached family residence must be viewed to fully appreciate its wealth of attractive, quality fixtures and fittings.

The accommodation boasts entrance hall with guest cloakroom off, well fitted kitchen and a spacious lounge. To the first floor there is a master bedroom with ensuite shower room, three further good sized bedrooms and a modern family bathroom. Outside there is ample off road parking leading to carport, garage and a private easy to maintain garden.

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 D (Freehold).

ENTRANCE HALL

having composite double glazed front door, ceramic tiled flooring and central heating radiator. Feature staircase to the First Floor Landing.



GUEST CLOAKROOM

having low level w.c., wash hand basin and central heating radiator.



LOUNGE

19'8" x 10'2" (6m x 3.1m)

having oak effect laminate flooring, feature stone fireplace with electric fire, tv aerial point, central heating radiator, upvc double glazed window to front and upvc double glazed French doors opening onto rear garden.



LOUNGE



KITCHEN

14'5" x 9'10" (4.4m x 3m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with chrome mixer tap, built in double oven and gas hob, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer, breakfast bar area, central heating radiator, upvc double glazed window to rear and upvc double glazed side door to enclosed Carport.



KITCHEN



FIRST FLOOR LANDING

having access to the roof space.

MASTER BEDROOM

10'5" x 10'2" (3.2m x 3.1m)

having central heating radiator and upvc double glazed window to rear.



ENSUITE SHOWER ROOM

having shower cubicle with chrome shower over, low level w.c., pedestal wash hand basin with chrome taps, chrome ladder style heated towel rail, fully tiled walls and floor, Velux sky light, fitted cupboard with mirror doors and LED lighting.



BEDROOM TWO

13'9" x 8'10" (4.2m x 2.7m)

having central heating radiator and upvc double glazed window to front.



BEDROOM THREE

12'1" x 10'2" (3.7m x 3.1m)

having central heating radiator and upvc double glazed window to front.



BEDROOM FOUR

10'5" x 7'10" (3.2m x 2.4m)

having fitted desk with storage cupboards and drawers, central heating radiator and upvc double glazed window to rear.



BATHROOM

having panelled bath with chrome shower over, low level w.c., pedestal wash hand basin with chrome mixer tap, chrome ladder style heated towel rail, Velux sky light and ceramic tiled walls and floor.



BATHROOM



OUTSIDE

There is a gravelled rear garden with decked area and well fenced boundaries. SUMMER HOUSE with power and light. Separated by a fence is a compound area. Brick built Carport with electric front door and side storage area for bins.



OUTSIDE


CARPORT




REAR ELEVATION



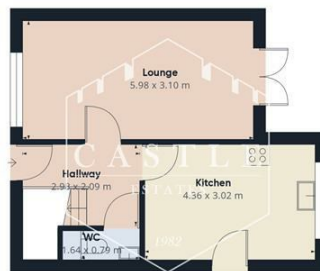
Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
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| (81-91) B | | |
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Floor 0 Building 1



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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
