

CASTLE ESTATES

1982

A WELL PRESENTED AND MAINTAINED, EXTENDED THREE BEDROOMED MID TERRACE PROPERTY WITH EASY TO MAINTAIN REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



**52 CLARENDON ROAD
HINCKLEY LE10 0PL**

Offers In The Region Of £280,000

- Spacious Entrance Hall
- Recently Refitted Kitchen
- Upvc Double Glazed Conservatory
- Modern Family Bathroom
- Popular Town Centre Location
- Three Reception Rooms
- Guest Cloakroom
- Three Double Bedrooms
- Easy To Maintain Garden
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Clarendon Road, Hinckley - a charming terraced house that offers a perfect blend of character and modern living. This property boasts three reception rooms, three bedrooms, and a bathroom, providing ample space for comfortable living.

As you step inside, you'll be pleasantly surprised by the deceptively spacious layout, offering versatility and room for various living arrangements. The extended kitchen is a standout feature, providing a contemporary space for culinary delights and family gatherings.

Situated in the heart of the town centre, this home enjoys the convenience of urban living with amenities, shops, a cinema and restaurants just a stone's throw away. The bay fronted design adds a touch of elegance to the exterior.

One of the highlights of this property is the private rear garden, a place you can relax and unwind amidst greenery. Whether it's enjoying a morning coffee or hosting a summer barbecue, this outdoor space is sure to be a favourite spot for all.

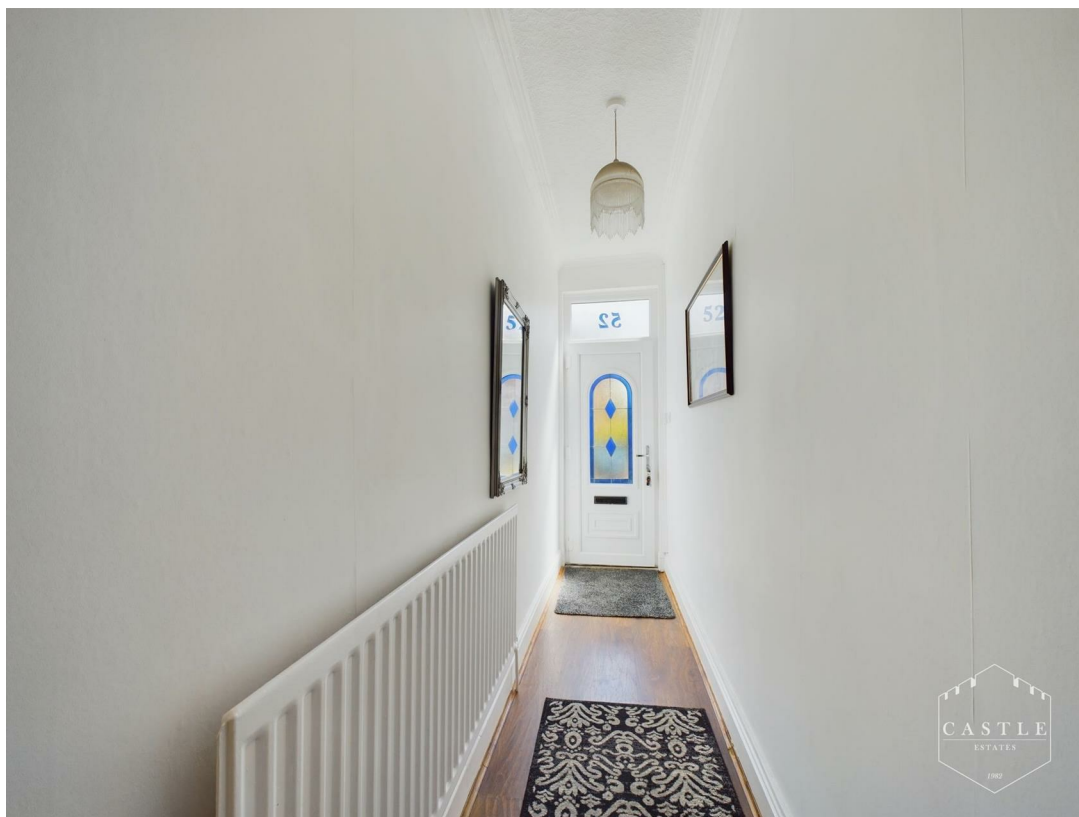
Don't miss the opportunity to make this terraced house on Clarendon Road your new home. With its spacious interior, extended kitchen, town centre location, bay fronted charm, and private garden, this property offers a delightful combination of comfort and convenience. Contact us today to arrange a viewing!

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having upvc double glazed front door with feature leaded lights, coved ceiling, oak effect laminated flooring and central heating radiator. Staircase to First Floor Landing with under stairs storage beneath.



ENTRANCE HALL



LOUNGE

14'1" x 11'5" (4.3m x 3.5m)

having upvc double glazed bay window with bespoke fitted blinds and window seat beneath, stone fireplace with living flame fire and feature inset lighting, oak effect laminated flooring, tv aerial point, picture rail, coved ceiling with ceiling rose and central heating radiator. Sliding doors opening onto Snug.



LOUNGE



SNUG

11'9" x 9'6" (3.6m x 2.9m)

having feature wooden fireplace with living flame fire, marble surround and hearth, central heating radiator, picture rail, coved ceiling with ceiling rose and oak effect laminated flooring. Upvc double glazed rear door to Garden.



GUEST CLOAKROOM

having low level w.c., vanity unit with sink and chrome mixer tap, oak effect laminated flooring, ceramic tiled walls and grey heated towel rail,



DINING ROOM

15'8" x 9'2" (4.8m x 2.8m)

having two built in storage cupboards oak effect laminated flooring, central heating radiator. Upvc double glazed French doors opening to Side Garden. Feature brick archway leading to Kitchen.



DINING ROOM



KITCHEN

19'0" x 8'10" (5.8m x 2.7m)

having an excellent range of white gloss fitted base units, drawers and wall cupboards with under lighting, white quartz work surfaces and splashbacks with inset double sink with chrome mixer tap, built in double oven and grill, gas hob, space and plumbing for washing machine and tumble dryer, space for fridge freezer, breakfast bar area, ceramic tiled flooring, LED lighting, central heating radiator and upvc double glazed window to side. Double glazed sliding doors opening onto Conservatory.



KITCHEN



CONSERVATORY

11'1" x 8'6" (3.4m x 2.6m)

having wall mounted electric heater, brick base, double glazed roof, upvc double glazed windows and French doors opening onto rear garden.



FIRST FLOOR LANDING

having spindle balustrading and access to the part roof space with drop down ladder.



MASTER BEDROOM

15'5" x 12'1" (4.7m x 3.7m)

having oak effect laminated flooring, central heating radiator, shower cubicle with ceramic tiled walls and shower over, three upvc double glazed windows to front with fitted French shutter blinds.



BEDROOM TWO

12'1" x 9'6" (3.7m x 2.9m)

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



BEDROOM THREE

10'5" x 9'2" (3.2m x 2.8m)

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



BATHROOM

13'5" x 5'10" (4.1m x 1.8m)

having modern white suite including double shower cubicle with rain shower and handheld shower, integrated vanity unit with wash hand basin and cabinets, integrated low level w.c., panelled bath with chrome mixer tap, LED lighting, chrome ladder style heated towel rail, fitted mirror with lighting, contemporary ceramic tiled flooring and walls, built in airing cupboard housing the gas fired boiler for central heating and domestic hot water.



BATHROOM



OUTSIDE

A walled foregarden with gate and feature shrubs. Shared access to a easy to maintain rear garden with feature gravelled areas, mature trees and shrubs, decked area, well fenced boundaries and garden store to the rear.



OUTSIDE



OUTSIDE



OUTSIDE

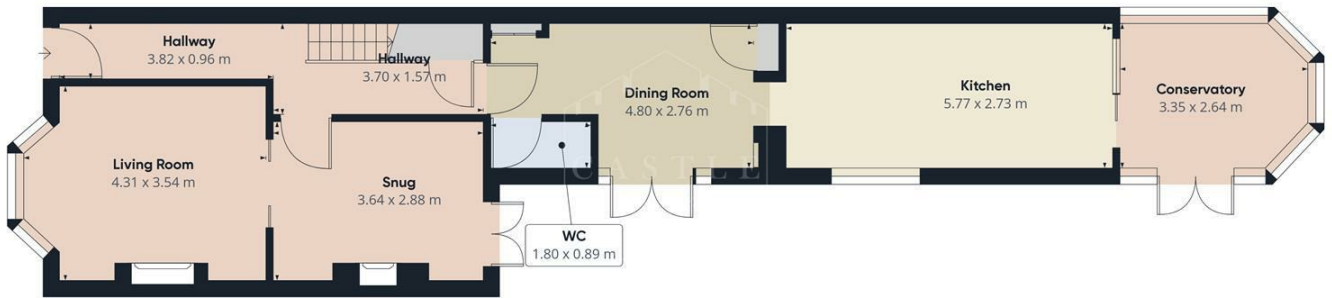
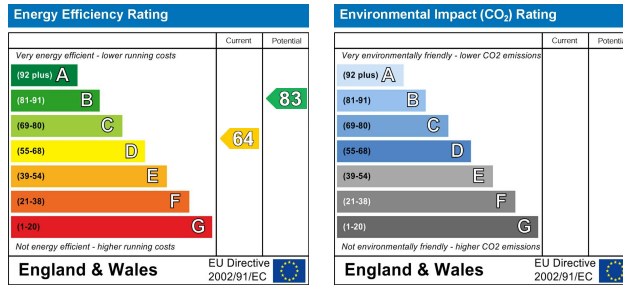


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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
