

# CASTLE ESTATES

1982

**A SPACIOUS TWO BEDROOMED DETACHED BUNGALOW SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**29 KIRFIELD DRIVE  
HINCKLEY LE10 1SX**

**Offers In The Region Of £250,000**

- Entrance Hall
- Kitchen
- Modern Shower Room
- Carport & Garage
- Sought After Residential Location
- Spacious L Shaped Lounge/Dining Room
- Two Good Sized Bedrooms
- Ample Off Road Parking
- Lawned Gardens Front & Rear
- NO CHAIN



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This spacious detached bungalow stands on a good sized plot with ample off road parking, carport, garage and an easy to maintain private rear garden. Viewing is essential.

The accommodation boasts side entrance hall, attractive lounge/dining room, kitchen, two good sized bedrooms and a shower room.

It is situated in a sought after residential location, convenient for Hinckley town centre and its amenities. In the opposite direction is Hinckley Golf Club, Burbage Common and Woods. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Brough Council - Band C (Freehold).

## ENTRANCE HALL

having upvc double glazed side door with obscure glass, alarm control panel, central heating radiator and access to the part boarded roof space.



## L SHAPED LOUNGE/DINING ROOM

19'4" max x 17'11" max (5.90m max x 5.47m max )

having feature wooden fireplace with gas fire, marble surround and hearth, two central heating radiators, wall light points, tv aerial point and three upvc double glazed windows (two to the front and one to side elevations). Sliding doors leading to Kitchen.



## L SHAPED LOUNGE/DINING ROOM



## L SHAPED LOUNGE/DINING ROOM



## KITCHEN

10'1" x 8'10" (3.08m x 2.71m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap, space fridge freezer, storage cupboard, upvc double glazed window and door to side elevation.



## KITCHEN



## BEDROOM ONE

12'11" x 9'4" (3.95m x 2.87m )

having built in wardrobe, central heating radiator and upvc double glazed window to rear.



## BEDROOM TWO

10'0" x 9'5" (3.05m x 2.89m )

having built in wardrobe, central heating radiator and upvc double glazed window to rear.



## SHOWER ROOM

6'5" x 6'2" (1.96m x 1.90m )

having low level w.c., wash hand basin, double shower cubicle with mains fed shower over, chrome heated towel rail, ceramic tiled splashbacks and upvc double glazed window to side with obscure glass.



## OUTSIDE

There is direct vehicular access over a tarmac driveway with ample off road parking. CARPORT leading through to GARAGE with up and over door. Lawned foregarden with mature borders. Pedestrian access to a fully enclosed rear garden with lawn, patio area, mature flower and shrub borders, well fenced boundaries.




## OUTSIDE






**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>66</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>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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## **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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