

CASTLE ESTATES

1982

A SPACIOUS TWO BEDROOMED DETACHED BUNGALOW SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION



**61 LANESIDE DRIVE
HINCKLEY LE10 1TG**

Offers Over £290,000

- NO CHAIN - VIEWING ESSENTIAL
- Spacious & Attractive Lounge
- Well Fitted Kitchen
- Ample Off Road Parking
- Well Tended Easy To Maintain Gardens
- Two Good Sized Bedrooms
- Garden Room
- Family Bathroom
- Useful Garage/Office
- Popular & Convenient Residential Location



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This attractive detached bungalow must be viewed to fully appreciate its spacious accommodation, wealth of quality fixtures and fittings.

The accommodation boasts entrance hall, two good sized bedrooms, family bathroom, attractive lounge, garden room and a well fitted kitchen. Outside the property has ample off road parking leading to a useful garage/office and easy to maintain gardens.

It is situated in a sought after location close to quality primary/secondary schools as well as being very convenient for both Asda Superstore and Hinckley town centre with its amenities. Commuting via the A47 Northern Perimeter Road to the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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 upvc double glazed front door with obscure side window, ornate coved ceiling, inset ceiling lighting, access to the roof space, central heating radiator and central heating thermostat,



BEDROOM ONE

12'10" x 10'11" (3.93m x 3.34m)

having built in wardrobes, central heating radiator, ornate coved ceiling and upvc double glazed bay window to front.



BEDROOM TWO

12'10" x 7'4" (3.92m x 2.25m)

having central heating radiator, ornate coved ceiling, wood effect flooring and upvc double glazed window to front.



BATHROOM

8'5" x 7'4" (2.57m x 2.25m)

having white panelled bath with mixer tap and shower attachment, corner shower cubicle with mains fed shower over, low level w.c., wash hand basin with mixer tap, central heating radiator, ceramic tiled walls, wood effect flooring and upvc double glazed window to side with obscure glass.



BATHROOM



LOUNGE

17'8" x 10'11" (5.41m x 3.33m)

having feature fireplace with electric fire, marble back and hearth, tv aerial point, central heating radiator, wall light points, ornate covered ceiling with ceiling rose and wood effect flooring. Feature archway leading to Garden Room.



LOUNGE



GARDEN ROOM

18'2" x 9'0" (5.56m x 2.75m)

having central heating radiator, LED inset lighting, wood effect flooring, upvc double glazed windows to side and rear and upvc double glazed sliding door opening onto garden. Door to Garage/Office.



GARAGE/OFFICE

10'0" x 7'6" (3.07m x 2.29m)

having central heating radiator and wood effect flooring.

KITCHEN

14'6" x 7'5" (4.44m x 2.27m)

having an attractive range of fitted units including ample base units, drawers and wall cupboards, contrasting work surfaces and inset sink with drainer and chrome mixer tap, built in electric oven with four ring gas hob and extractor hood over, space and plumbing for washing machine and tumble dryer, space for tall standing fridge freezer, built in gas fired combination boiler for central heating and domestic hot water, chrome heated towel rail, upvc double glazed window to rear and upvc double glazed side entrance door with obscure glass.



KITCHEN



OUTSIDE


There is direct vehicular access over a block paved driveway with standing for several cars. Electric roller door giving access to the sectioned off part of the GARAGE/OFFICE ideal for storage. Side pedestrian access via gate leading to a fully enclosed rear garden with large decked area, gravelled area, mature borders and well fenced boundaries.




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>		
	64	81
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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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
