

CASTLE ESTATES

1982

**A WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE
SITUATED IN A POPULAR LOCATION CLOSE TO HINCKLEY GOLF CLUB, BURBAGE
COMMON AND WOODS**



**2 PARIS CLOSE
HINCKLEY LE10 1EW**
Offers Over £450,000

- Entrance Hall With Guest Cloakroom
- Attractive Lounge
- Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Office/Family Room
- Well Fitted Breakfast Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Gardens



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this charming property located on Paris Close in the desirable area of Hinckley. This delightful detached house boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family, spacious breakfast kitchen and utility room. With four cosy bedrooms, there is ample space for everyone to enjoy their own private retreat. The property features two well-appointed bathrooms, ensuring convenience and comfort for all residents.

Situated on a good sized plot, this house offers parking for several cars, brick built garage and well tended gardens.

Located in a peaceful neighbourhood, this property provides a tranquil escape from the hustle and bustle of everyday life. The surrounding area offers a mix of amenities, green spaces, and excellent schools, making it a perfect place to call home.

Don't miss the opportunity to make this lovely house your own and create lasting memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards owning your dream home on Paris Close.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having composite double glazed front door with obscure glass, wood effect flooring, mains connected smoke detector and central heating radiator. Feature spindle balustraded staircase to First Floor Landing.

GUEST CLOAKROOM

4'11" x 4'9" (1.52m x 1.46m)

having low level w.c., wash hand basin with chrome mixer tap, central heating radiator, understairs storage cupboard, wood effect flooring and upvc double glazed window to side with obscure glass.



OFFICE/FAMILY ROOM

9'3" x 7'9" (2.83m x 2.38m)

having central heating radiator, tv aerial point and upvc double glazed window to front.



LOUNGE

17'10" x 12'2" (5.45m x 3.72m)

having central heating radiators, tv aerial point and upvc double glazed bay window to front.



LOUNGE



BREAKFAST KITCHEN

21'8" max x 18'9" max (6.62m max x 5.72m max)

having an attractive range of white high gloss units including base units, drawers and wall cupboards with under lighting, contrasting work surfaces and upstands, inset stainless steel sink with drainer and mixer tap, built in electric oven and grill, gas hob with stainless steel cooker hood over, integrated dishwasher, wood effect flooring, central heating radiator, upvc double glazed windows and upvc double glazed French doors opening onto rear garden.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



UTILITY ROOM

8'2" x 5'2" (2.51m x 1.59m)

having further base units with contrasting work surfaces and inset sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, gas fired boiler for central heating and domestic hot water, composite double glazed door to garden with obscure glass.



FIRST FLOOR LANDING

having spindle balustrading, built in airing cupboard housing the hot water cylinder, central heating radiator and upvc double glazed window to side.

MASTER BEDROOM

12'11" x 12'5" (3.95m x 3.79m)

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



MASTER BEDROOM



ENSUITE SHOWER ROOM

7'1" x 4'6" (2.17m x 1.39m)

having shower cubicle with mains fed shower over, low level w.c., wash hand basin with chrome mixer tap, wall mounted mirrored fronted cabinet, white ladder style heated towel rail, ceramic tiled splashbacks, wood effect flooring and upvc double glazed window to side with obscure glass.



BEDROOM TWO

12'5" x 10'2" (3.79m x 3.12m)

having built in wardrobes, central heating radiator and two upvc double glazed windows to rear.



BEDROOM TWO



BEDROOM THREE

13'4" x 9'5" (4.08m x 2.88m)

having built in wardrobes, central heating radiator and two upvc double glazed windows to front.



BEDROOM FOUR

10'2" x 7'6" (3.10m x 2.29m)

having feature panelled wall, built in wardrobes, central heating radiator and upvc double glazed window to rear.



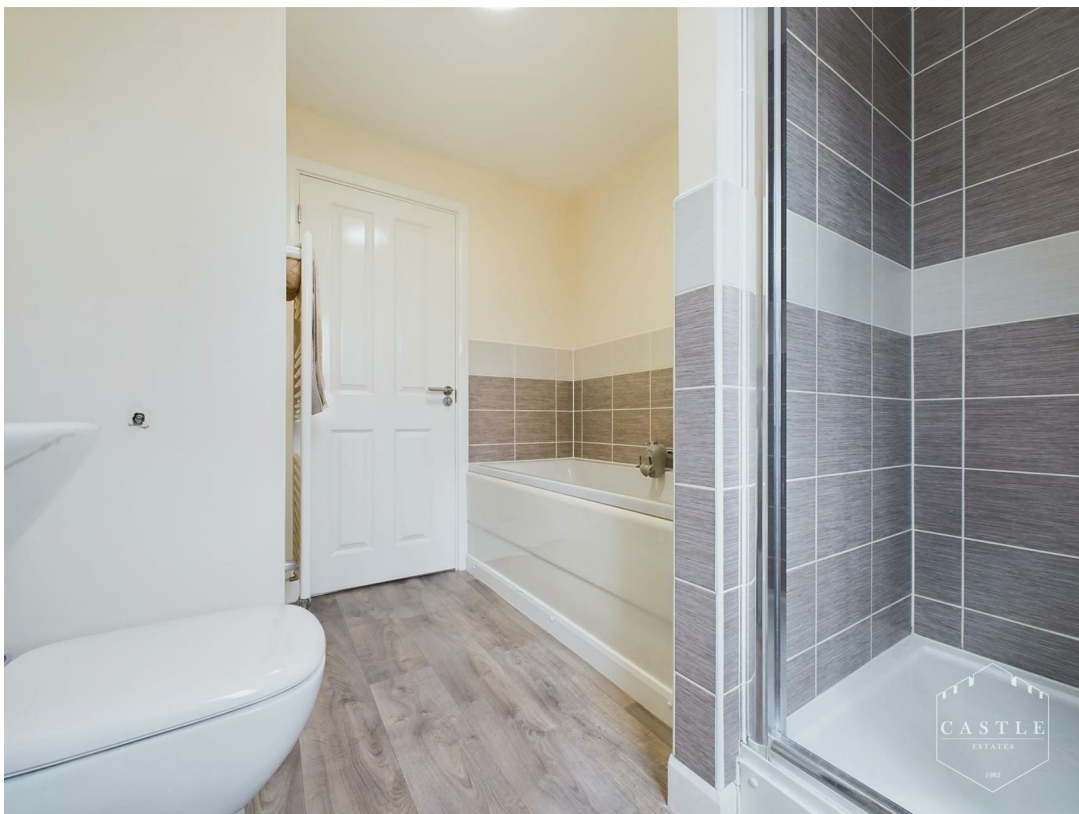
BATHROOM

8'8" x 6'6" (2.66m x 2m)

having white suite including panelled bath, shower cubicle with mains fed shower over, low level w.c., wash hand basin with chrome mixer tap, wall mounted mirrored fronted cabinet, white heated towel rail, extractor fan and upvc double glazed window to rear with obscure glass.



BATHROOM



OUTSIDE


There is path leading to front door. Tarmac driveway with ample off road parking for two cars leading to BRICK BUILT GARAGE with up and over door, personal door to garden, power, light and electric car charger. Gated side pedestrian access to a fully enclosed rear garden with patio area, lawn, well fenced boundaries and timber shed.



OUTSIDE




Energy Efficiency Rating

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

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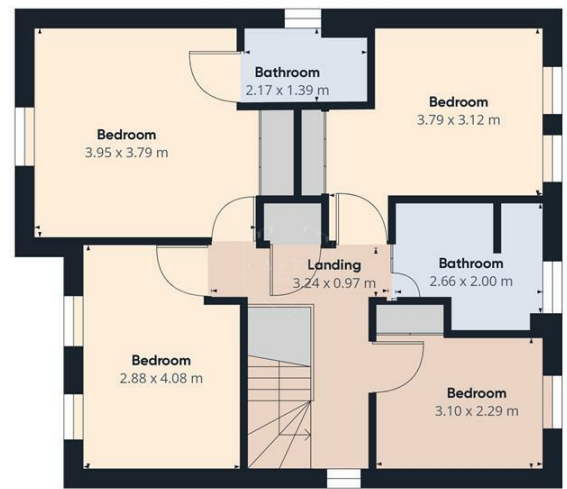
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Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | |
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| (81-91) 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
