

# CASTLE ESTATES

1982

**A SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A LARGE PLOT SITUATED IN A SOUGHT AFTER AND CONVENIENT LOCATION**



**31 MIDDLEFIELD LANE  
HINCKLEY LE10 0QZ**

**Offers Over £350,000**

- Entrance Hall
- Separate Dining Room
- Sun Room/Conservatory
- Four Good Sized Bedrooms
- Ample Off Road Parking & Brick Built Garage
- Attractive Lounge
- Well Fitted Kitchen
- Utility Room & Separate W.C.
- Family Shower Room
- Large Private Rear Garden



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

'VIEWING ESSENTIAL' This spacious and well appointed detached family residence boasts a sizeable plot with ample off road parking, brick built garage and a superb private rear garden.

The accommodation enjoys an entrance hall, attractive lounge, separate dining room, well fitted kitchen, sun room/conservatory, utility room and a separate w.c. To the first floor there are four good sized bedrooms and a family shower room.

It is situated in a popular and convenient location just a short distance from local amenities including quality schools, shops and supermarkets. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield excellent.

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

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

having feature arched wooden front door and leaded light window to side, herringbone wood flooring, dado rail and coved ceiling. Feature staircase to the first floor landing with understairs storage cupboard.



## LOUNGE

16'0" x 12'6" (4.90m x 3.82m )

having upvc double glazed bay window to front, feature fireplace with gas fire, marble surround and hearth, dado rail, coved ceiling, central heating radiator and tv aerial point. Sliding doors leading to Dining Room.



## DINING ROOM

9'11" x 9'11" (3.04m x 3.03m )

having herringbone wood flooring, coved ceiling, central heating radiator and upvc double glazed window to rear. Door to Kitchen.



## KITCHEN

16'11" x 8'11" (5.17m x 2.72m )

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap and rinsing bowl, built in oven and grill, four ring gas hob with extractor hood over, wine rack, breakfast bar overlooking the rear garden, central heating radiator, upvc double glazed windows to side and rear. Upvc double glazed door to Sun Room/Conservatory.



**KITCHEN**



**SUN ROOM/CONSERVATORY**

9'6" x 7'7" (2.91m x 2.32m )

having upvc double glazed windows and door opening onto the rear garden. Doors to Utility Room and W.C.



### UTILITY ROOM

12'0" x 5'4" (3.66m x 1.63m )

having further work surfaces with inset Belfast sink, space and plumbing for washing machine, dishwasher and tumble dryer, gas fired boiler for central heating and domestic hot water.

### SEPARATE W.C.

6'0" x 3'10" (1.84m x 1.18m )

having low level w.c. and wash hand basin.

### FIRST FLOOR LANDING

having access to roof space, covered ceiling, dado rail and leaded light window to side.

### BEDROOM ONE

14'1" x 10'2" (4.30m x 3.10m)

having built in wardrobes with cupboards over, coved ceiling, central heating radiator and upvc double glazed window to front.



## BEDROOM ONE



## BEDROOM TWO

10'0" x 9'10" (3.06m x 3.01m )

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





### BEDROOM THREE

9'2" x 9'5" (2.80m x 2.89m )

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



### BEDROOM FOUR

having laminated flooring, central heating radiator, tv aerial point and upvc double glazed window to rear.



## SHOWER ROOM

6'11" x 5'10" (2.11m x 1.80m )

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



**OUTSIDE**

There is direct vehicular access over a driveway with standing for several cars leading to BRICK BUILT GARAGE with up and over door, power and light. Side pedestrian access via gate leading to the large private rear garden with patio area, mature lawn, trees and flower borders, fence boundaries. Further garden area with mature borders and summer house. Vegetable plot with greenhouse and bunker.



**OUTSIDE**



**OUTSIDE**



**OUTSIDE**



**OUTSIDE - REAR ELEVATION**

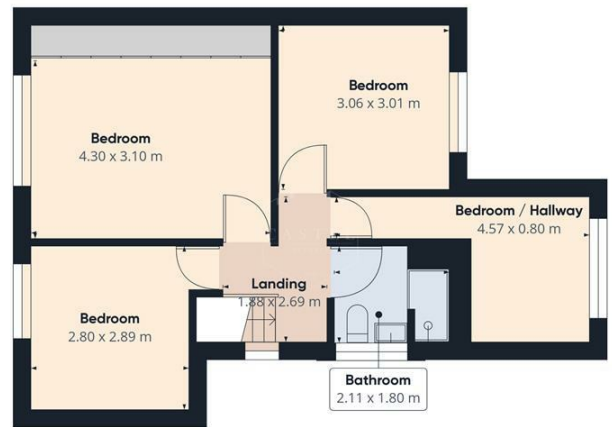
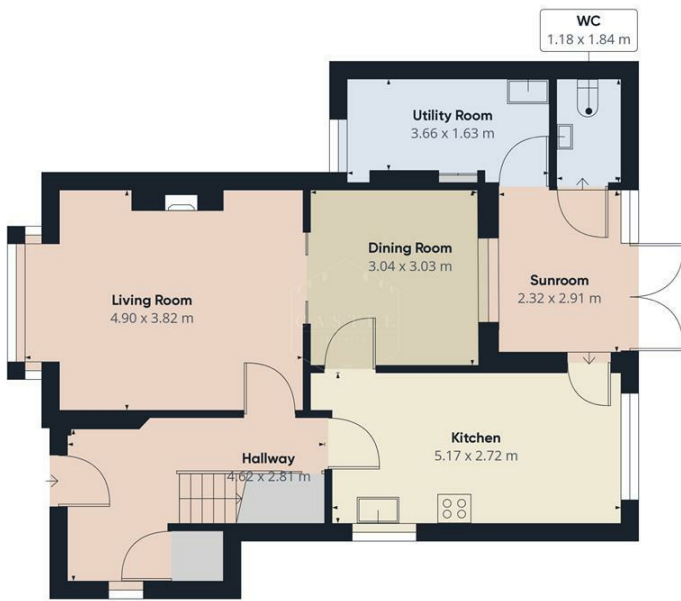
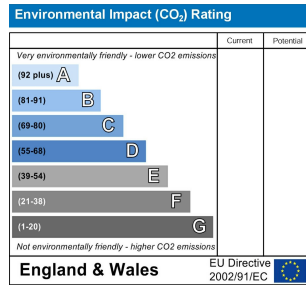
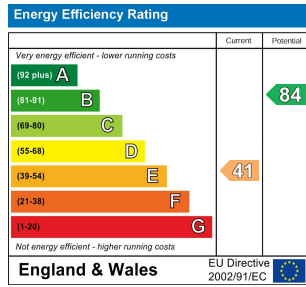


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## **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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