

CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOMED SEMI DETACHED PROPERTY WITH A
LARGE PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT
LOCATION**



**25 STANLEY ROAD
HINCKLEY LE10 0HP**

Offers In Excess Of £200,000

- Entrance Hall
- Well Fitted Kitchen
- Two Double Bedrooms
- Off Road Parking For Two Cars
- Popular & Convenient Location
- Attractive Lounge
- Rear Lobby With Separate W.C.
- Modern Family Bathroom
- Private & Sizeable Rear Garden
- VIEWING ESSENTIAL



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www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented traditional semi detached property stands on a large plot with off road parking and a sizeable lawned rear garden. Viewing is essential.

The accommodation enjoys an entrance hall, attractive lounge, well fitted kitchen and a rear lobby with separate w.c. To the first floor there are two double bedrooms and a family bathroom.

It is situated in a popular residential location within easy distance of Hinckley town centre with its shops, schools and amenities. Commuting via the A5, A47 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

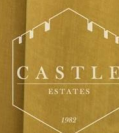
More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having upvc double glazed front door, central heating radiator, central heating thermostat and feature staircase leading to First Floor Landing.



LOUNGE

14'4" x 11'10" (4.39m x 3.63m)

having upvc double glazed window to front, wood flooring, central heating radiator and tv aerial point. Door to Dining Kitchen.



LOUNGE



DINING KITCHEN

9'0" x 11'10" (2.76m x 3.61m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with chrome mixer tap and drainer, space for electric oven with cooker hood over, space and plumbing for washing machine, space for undercounter fridge freezer, central heating radiator, understairs pantry store, laminated wood effect flooring and two upvc double glazed windows to rear. Door to Rear Lobby.



DINING KITCHEN



REAR LOBBY

having upvc double glazed door to garden with obscure glass.

SEPARATE W.C.

4'7" x 2'6" (1.41m x 0.78m)

having low level w.c., central heating radiator and upvc double glazed window to rear with obscure glass.

FIRST FLOOR LANDING

having built in airing cupboard, access to the roof space and upvc double glazed window to side.

BEDROOM ONE

14'2" x 10'7" (4.34m x 3.25m)

having built in wardrobe, further built in storage cupboard, wood flooring, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

10'5" x 9'9" (3.19m x 2.98m)

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



BATHROOM

7'6" x 7'4" (2.30m x 2.26m)

having white suite including panelled bath with shower over and screen, low level w.c., wash hand basin with chrome mixer tap, ceramic tiled splashbacks, central heating radiator and upvc double glazed window to rear with obscure glass.



OUTSIDE

There is direct vehicular access to a driveway with parking for two cars. Side pedestrian access via gate leading to a large private rear garden with patio area, mature lawn, flower and shrub borders, well fenced boundaries. Lower garden with vegetable patch and greenhouse.



OUTSIDE



OUTSIDE



Energy Efficiency Rating

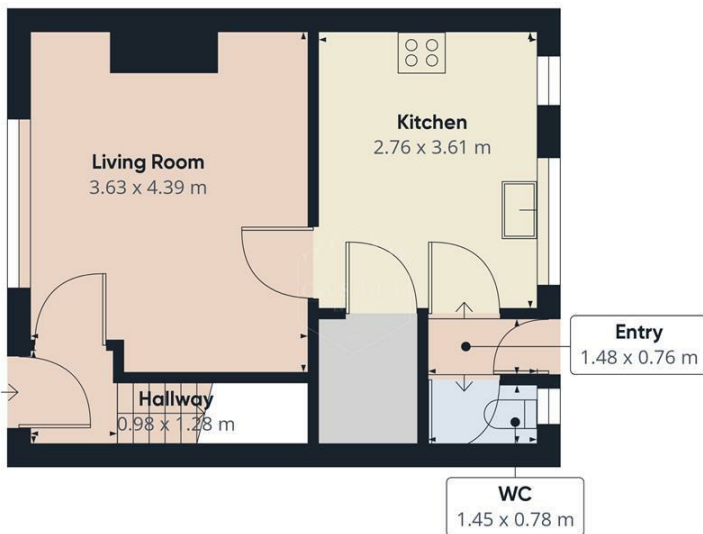
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
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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
