

CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON A LARGE PLOT WITH PLANNING PERMISSION FOR A SEPERATE DETACHED DWELLING



**34 NUNEATON LANE
HIGHAM-ON-THE-HILL CV13 6AD**
Offers In The Region Of £375,000

- LARGE PLOT
- PLANNING PERMISSION GRANTED
- AMPLE OFF ROAD PARKING
- THREE BEDROOM SEMI DETACHED
- HIGHLY POPULAR LOCATION
- PRIVATE REAR GARDEN



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ENTRANCE HALLWAY

UPVC door to front, gas fired central heating radiator, stairs off to the first floor and storage cupboard.



LOUNGE

11'11" x 12'3" (3.65 x 3.74)

UPVC window to the front elevation, radiator and feature fireplace with surround and hearth.



KITCHEN DINER

18'8" x 11'5" (5.71 x 3.49)

A range of fitted wall and base units with worksurfaces over and an inset sink and drainer with mixer tap, oven and hob, tiled flooring, radiator, UPVC window to the rear and french doors leading through to the conservatory, utility cupboard with plumbing for a washing machine.



SUNROOM

8'10" x 12'4" (2.70 x 3.76)

Brick base conservatory with UPVC windows and french doors leading onto the rear garden



FAMILY ROOM/ OFFICE SPACE

12'9" x 9'4" (3.90 x 2.86)

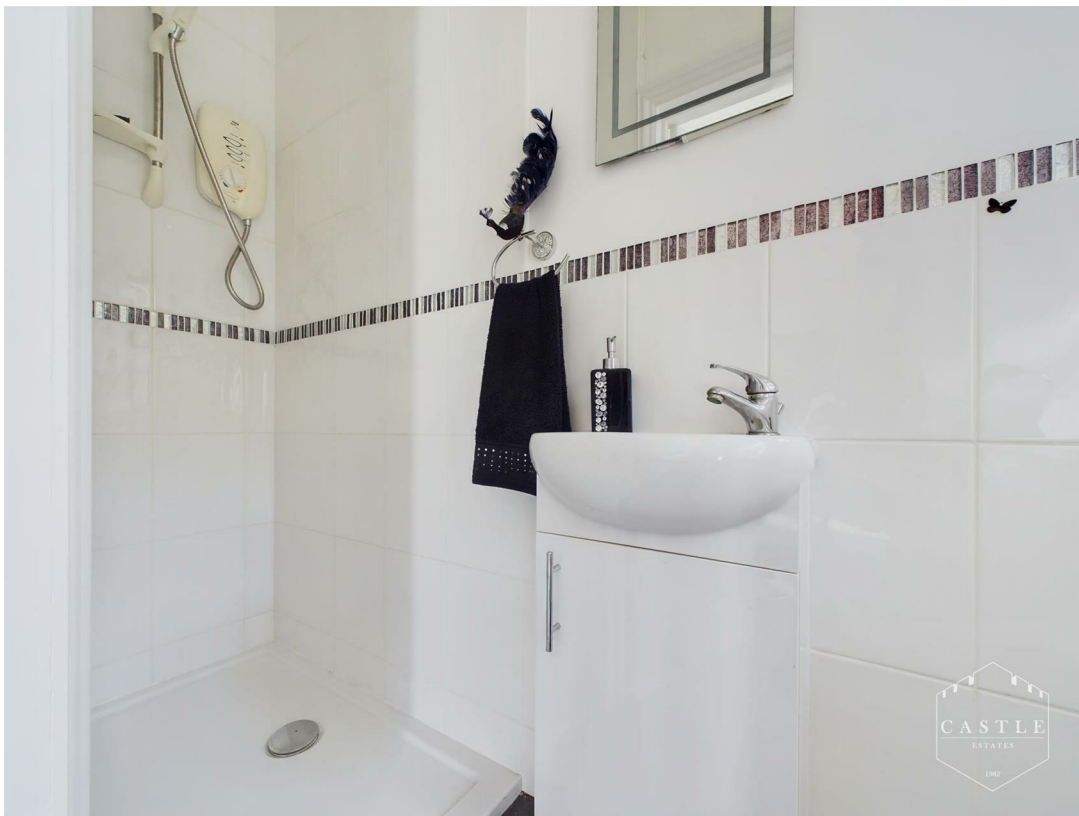
UPVC window to the front elevation and door to front, tiled flooring and a further door leading onto the rear garden



DOWNSTAIRS SHOWER ROOM

2'5" x 9'4" (0.74 x 2.86)

Low level WC, wash hand basin, radiator, UPVC window with obscure glass and a shower cubicle with shower over.



FIRST FLOOR LANDING

Giving access to the loft



MASTER BEDROOM

10'11" x 12'3" (3.33 x 3.75)

UPVC window to the front, fitted wardrobes, chest of drawers and bedside tables.



BEDROOM TWO

10'10" x 9'11" (3.32 x 3.04)

UPVC window, fitted wardrobes and radiator



BEDROOM THREE

7'3" x 10'2" (2.23 x 3.12)

UPVC window, fitted wardrobes and radiator



FAMILY BATHROOM

7'4" x 5'4" (2.26 x 1.64)

Low level WC, Wash hand basin, white panelled bath and separate shower cubicle, radiator and UPVC window to the rear with obscure glass.



OUTSIDE

To the front there is a large driveway with ample off road parking with a central raised turning circle and access to the rear garden. To the rear of the property there is a large patio area leading to mainly laid to lawn gardens and mature borders and a timber shed for storage.



PLANNING PERMISSION FOR A DETACHED DWELLING

PLANNING PERMISSION GRANTED FOR A DETACHED DWELLING TO THE LEFT HAND SIDE OF NO34 - Full details can be found on the Hinckley & Bosworth planning portal and the reference is - 22/00732/OUT



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	64	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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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
