

CASTLE ESTATES

1982

A WELL PRESENTED, SPACIOUS, TWO BEDROOM LINK DETACHED BUNGALOW SITUATED IN SOUGHT AFTER TOWN CENTRE LOCATION CONVENIENT FOR LOCAL SHOPS AND AMENITIES



**49 DEAN ROAD WEST
HINCKLEY LE10 1QB
Guide Price £250,000**

- Two bedroom link detached bungalow in popular residential area
- Kitchen to front with large utility off (converted from former garage)
- Gravelled drive providing off road parking to front
- Convenient location close to town centre and all amenities
- L shaped lounge dining room
- Shower room with walk in shower
- Easy maintenance rear garden with raised beds
- NO CHAIN



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



VIEWING

Strictly by arrangement through the agent.

DESCRIPTION

We are pleased to offer for sale this well presented, two bedroom link detached bungalow in popular and highly sought after town centre location.

The property boasts an entrance hallway, 'L' shaped lounge/ dining room, kitchen, utility room (converted from former garage), two good sized bedrooms, and shower room with walk in shower.

Outside the property provides off road parking and has an easy maintenance slabbed rear garden with timber shed.

It is situated in a convenient town centre location within walking distance of local shops and amenities and it is ideally located for access to major transport links such as A5, M69 and A47 junctions.

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

COUNCIL TAX & TENURE

ENTRANCE HALL

20'2" x 3'1" (6.16m x 0.94m)

Having uPVC opaque double glazed front door and matching sidelight, loft access, built-in storage cupboard, radiator and central heating thermostat.

LOUNGE

18'9" x 13'0" (5.72m x 3.98m)

Having uPVC double glazed window to side and rear, uPVC double glazed door to rear garden, coving to ceiling and two radiators.





DINING ROOM/BEDROOM ONE

With uPVC double glazed windows to front and side, wall mounted gas fire and radiator.



KITCHEN

12'0" x 7'1" (3.68m x 2.17m)

Having a range of base and wall units with roll edge worksurfaces over, inset stainless steel one and a quarter drainer sink with mixer tap, space and plumbing for freestanding gas cooker, space and point for undercounter fridge, door to built-in pantry, opaque glazed door to side, uPVC window to rear and radiator.



UTILITY AREA (FORMER GARAGE)

25'4" x 8'1" (7.73m x 2.47m)

Having power and lighting, uPVC opaque double glazed windows to front and rear, uPVC opaque double glazed door to rear.

BEDROOM TWO

12'3" x 10'3" (3.74m x 3.13m)

With uPVC double glazed window to rear and radiator.



SHOWER ROOM

7'8" x 5'6" (2.36m x 1.70m)

Having white suite comprising large walk in shower cubicle with electric shower and glass screen, low level flush WC, vanity unit with wash hand basin, uPVC opaque double glazed window to side, radiator, tiled walls to full height, and ceramic tiled flooring.



OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking, slabbed steps to front door, raised beds with mature shrubs and bushes, and gated side access with slabbed path to rear. The fenced rear garden is slabbed for easy maintenance, with various raised beds filled with mature plants and shrubs, timber shed, outside light and outside water tap.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	53	
(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>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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
