

# CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW WITH AMPLE OFF ROAD PARKING AND PRIVATE REAR GARDEN.**



**61 CLIFTON WAY  
HINCKLEY LE10 0UZ**

**Offers In The Region Of £300,000**

- AMPLE OFF ROAD PARKING
- SPACIOUS LOUNGE
- EN-SUITE BATHROOM
- SINGLE GARAGE
- PRIVATE REAR GARDEN
- TWO GOOD SIZE BEDROOMS
- FITTED KITCHEN
- VIEWING ESSENTIAL



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## DESCRIPTION

This well presented and spacious detached bungalow enjoys many attractive features and internal viewing is highly recommended.

The accommodation boasts of an L-shaped entrance hallway, cloakroom/WC, spacious lounge, well fitted kitchen, separate utility room, master bedroom with en-suite, second double bedroom and family bathroom. Outside the property has ample car parking, garage and a good sized private rear garden.

It is situated in a popular and convenient residential location, close to local amenities, doctors surgery, pharmacy and shops. Hinckley town centre is approximately one mile away with its schools and facilities. Commuting via the A5, A47 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

## COUNCIL TAX & TENURE

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

## ENTRANCE HALLWAY

4'7" x 10'9" (1.4 x 3.3)

L-shaped hallway, feature Dado rail and central heating radiator.



## CLOAKROOM/WC

Leading off the entrance hallway, central heating radiator, low flush WC, wall mounted sink with chrome taps,



## KITCHEN

12'1" x 10'2" (3.7 x 3.1)

Leading off the hallway, central heating radiator, well fitted units including base units, drawers and wall cupboards, laminate worktops with ceramic tiled splashbacks, drainer sink with chrome mixer tap, double integrated NEFF oven, 4 ring gas hob, space and plumbing for dishwasher, space for fridge, UPVC double glazed window overlooking the private rear garden.



## UTILITY ROOM

7'6" x 5'2" (2.3 x 1.6)

Having fitted cupboards with laminate worktops and ceramic tiled splashbacks, drainer sink with chrome mixer tap, space and plumbing for washing machine and tumble dryer, space for freezer, central heating radiator, door leading out to private rear garden.



## SPACIOUS LOUNGE

22'3" x 11'1" (6.8 x 3.4)

Having two central heating radiators, feature plaster coving, feature fireplace with marble surround and living flame gas fire, UPVC double glazed sliding doors leading to private rear garden, feature stain glass window to side of property.



## MASTER BEDROOM

12'5" x 10'9" (3.8 x 3.3)

Having central heating radiator, UPVC double glazed window, bespoke fitted double wardrobes, drawers and matching cabinets.





### EN-SUITE BATHROOM

Having central heating radiator, half ceramic tiled walls, low flush WC, wall mounted wash basin with chrome taps and single fully tiled shower cubicle with chrome shower over, shaver point and upvc double glazed obscure glass window.



### BEDROOM TWO

12'9" x 10'2" (3.9 x 3.1)

Having central heating radiator, UPVC double glazed dual aspect windows.



## BATHROOM

Having low flush WC, single pedestal sink with chrome taps, central heating radiator, half ceramic tiled walls, bath with chrome taps and chrome shower over, shaver point and UPVC double glazed window with obscure glass.




## OUTSIDE


Sitting on a good sized plot with block paved driveway for up to 6 standing cars and an integral garage having power and lighting, with up and over door to front, rear personal door to garden Private gated access down both sides of the property which leads to a beautifully maintained private rear garden with lawn and block paved areas, mature flower and tree borders with well fenced boundaries.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
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(81-91) <b>B</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

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