

# CASTLE ESTATES

1982

**A MUCH IMPROVED AND BEAUTIFULLY PRESENTED FOUR BEDROOMED  
DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER AND CONVENIENT  
TOWN CENTRE LOCATION**



**4 SHEEPY CLOSE  
HINCKLEY LE10 1JL**

**Offers In The Region Of £450,000**

- Impressive Entrance Hall & Guest Cloakroom
- Open Plan Living Kitchen
- Master Bedroom With Ensuite
- Separate Study/Occasional Bedroom
- Ample Parking & Integral Double Garage
- Spacious Lounge
- Separate Utility Room
- Three Further Double Bedrooms
- Family Bathroom
- Well Tended Mature Gardens



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### VIEWING

By arrangement through the Agents.

### DESCRIPTION

This much improved and beautifully presented detached family residence must be viewed to fully appreciate its spacious accommodation, wealth of highest quality fixtures and fittings. Viewing is essential.

The accommodation boasts impressive hall with guest cloakroom, spacious lounge, superb open plan living kitchen and a separate utility room. To the first floor there is a master bedroom with ensuite, three further double bedrooms, useful study/occasional bedroom and a family bathroom. Outside the property has ample off road parking leading to a double integral garage and mature, well tended gardens.

It is situated in a most sought after residential location within easy walking distance of Hinckley town centre with its shops, schools and amenities. Hinckley Golf Club, Burbage Common and Woods are also close by in the opposite direction. Commuting via the A47, A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas is very good indeed.

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

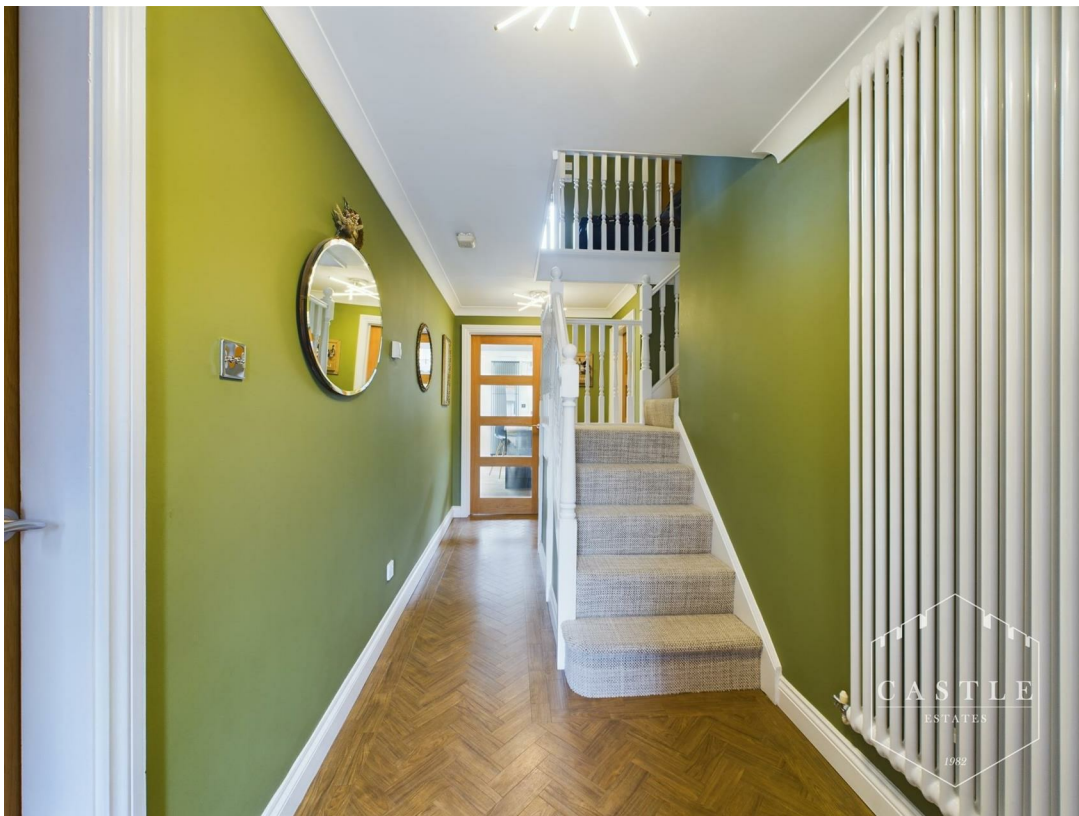
### COUNCIL TAX BAND BAND & TENURE

Hinckley and Bosworth Brough Council - Band E (Freehold).

### ENTRANCE HALL

17'0" x 5'10" (5.2m x 1.8m )

having composite front door, designer white central heating radiator and parquet antico flooring. Feature staircase to the first floor landing.



**GUEST CLOAKROOM**

Having Amtico parquet flooring, low level w.c., vanity unit with wash hand basin, chrome ladder style heated towel and LED lighting.



**LOUNGE**

16'4" x 11'9" (5.0m x 3.6m)

having feature white marble fireplace with living flame gas fire, central heating radiator, tv aerial point and upvc double glazed bay window overlooking the front. Solid oak doors with feature glass panels opening into Living Kitchen.



**LOUNGE**



LOUNGE



## OPEN PLAN LIVING KITCHEN

24'11" x 14'1" (7.6m x 4.3m )

having an excellent range of matt grey units including ample base units, drawers and wall cupboards, white Quartz work surfaces and contrasting splashbacks, inset sink with mixer tap, matching large island with integrated cupboards, breakfast bar and seating area, integrated rangemaster oven with five ring gas hob, space for fridge freezer, semi-intergrated dishwasher, double glazed sky lights with electric rain sensors, Amtico flooring, LED and feature lighting and designer matt grey central heating radiator. Twin bi-fold doors opening onto the rear garden.



OPEN PLAN LIVING KITCHEN



OPEN PLAN LIVING KITCHEN



## OPEN PLAN LIVING KITCHEN



## UTILITY ROOM

9'6" x 5'6" (2.9m x 1.7m )

having full range of fitted matching units including single drainer sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, upvc double glazed window side and door to garden. Solid oak door leading to Integral Garage.





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**INTEGRAL GARAGE**

having electric door, power and light.

**FIRST FLOOR LANDING**

15'1" x 6'6" (4.6m x 2m )

having feature balustrading, access to the fully boarded roof space with drop down ladder and built in storage cupboard



**MASTER BEDROOM**

12'5" x 11'1" (3.8m x 3.4m )

having fitted wardrobes and drawers, central heating radiator and upvc double glazed window to front.



**ENSUITE**

7'2" x 4'11" (2.2m x 1.5m )

having double shower cubicle, low level w.c., ceramic unit with integrated sink with mixer tap, chrome heated towel rail, LED lighting, modern ceramic tiled walls and flooring.



## BEDROOM TWO

11'5" x 10'5" (3.5m x 3.2m )

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



## BEDROOM THREE

10'2" x 9'6" (3.1m x 2.9m )

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



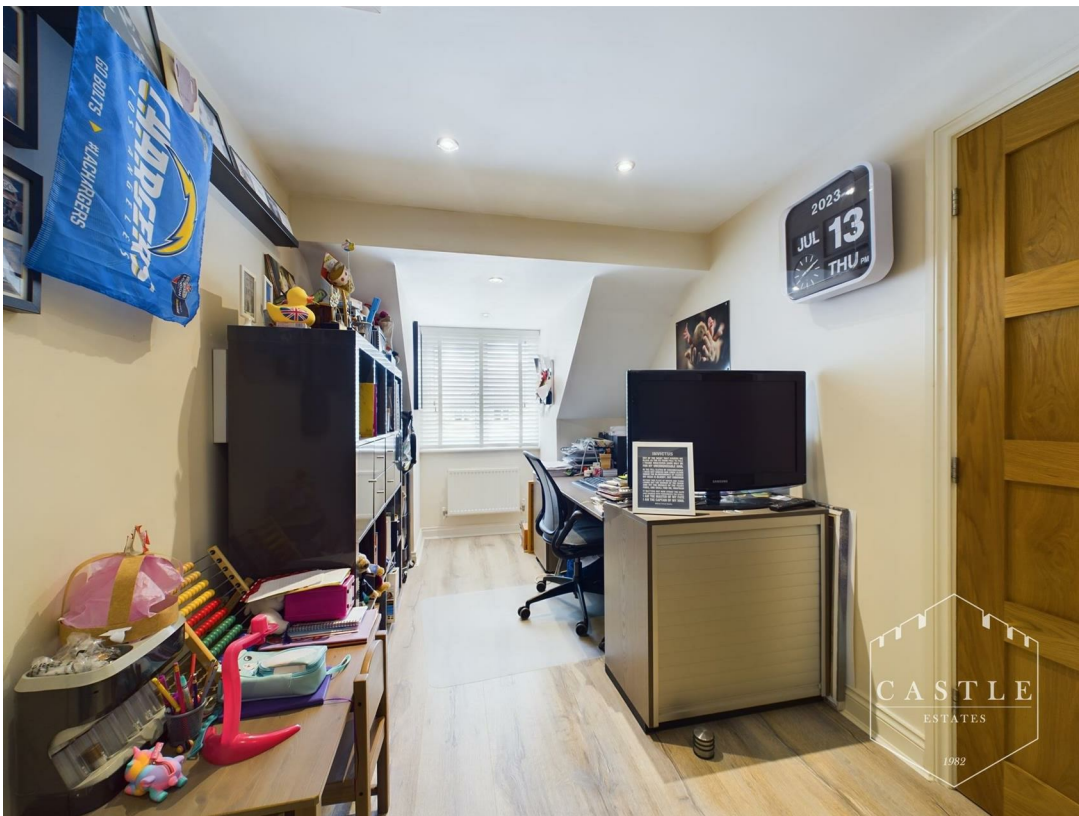
**BEDROOM FOUR**

19'4" x 7'6" (5.9m x 2.3m )

having LED lighting, central heating radiator and upvc double glazed window front.



**BEDROOM FOUR**



### STUDY/OCCASIONAL BEDROOM

6'6" x 6'10" (2m x 2.1m )

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



### FAMILY BATHROOM

having contemporary suite including slipper style bath, corner shower cubicle, vanity unit with wash hand basin, low level w.c., contemporary ceramic tiled splashbacks and ladder style heated towel rail.



**FAMILY BATHROOM**



**OUTSIDE**

There is direct vehicular access over a good sized tarmac driveway with ample off road parking leading to INTEGRAL GARAGE. Pedestrian access to the side via gate leading to a fully enclosed rear garden with patio area, lawn, mature trees and shrubs, garden shed and well fenced boundaries.



OUTSIDE

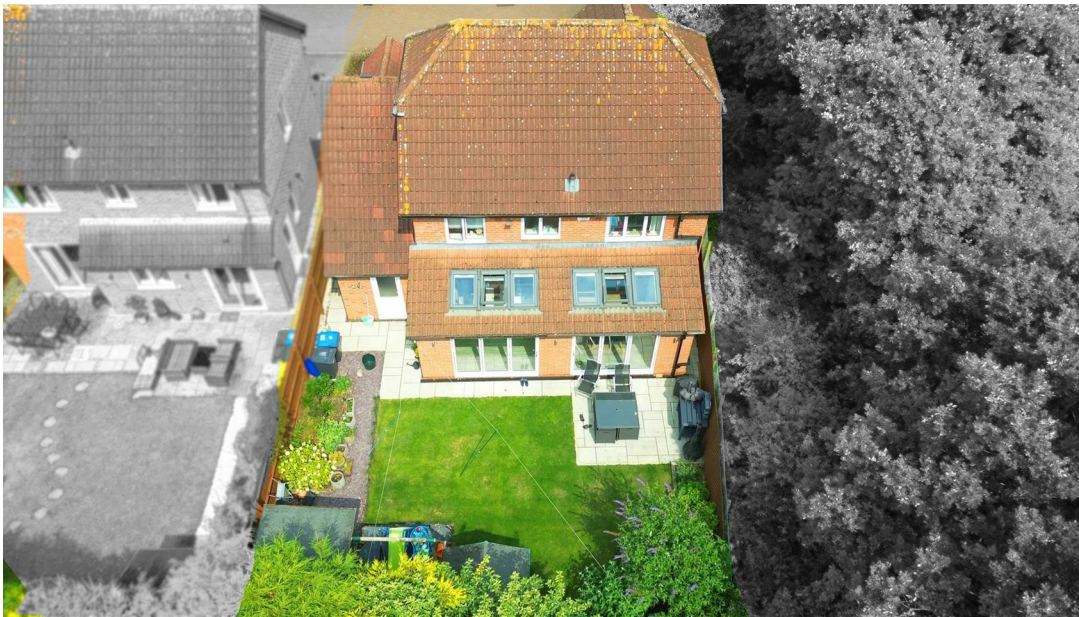


OUTSIDE



AERIAL VIEW





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</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**

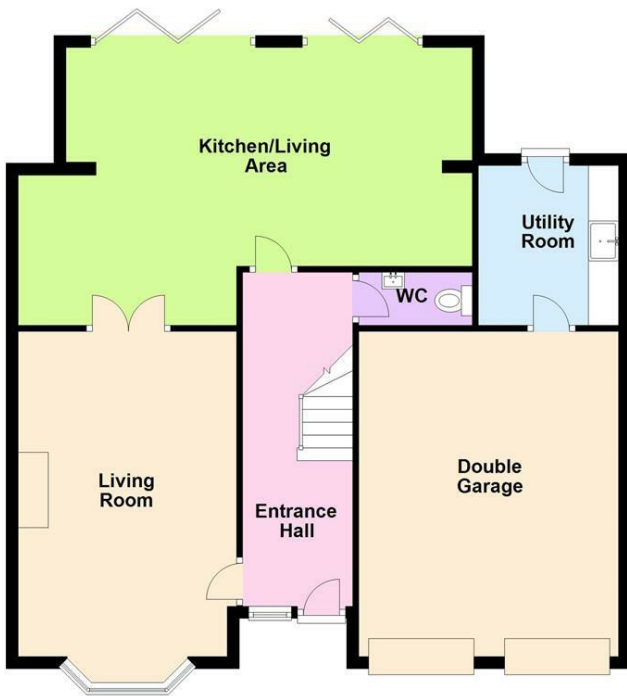
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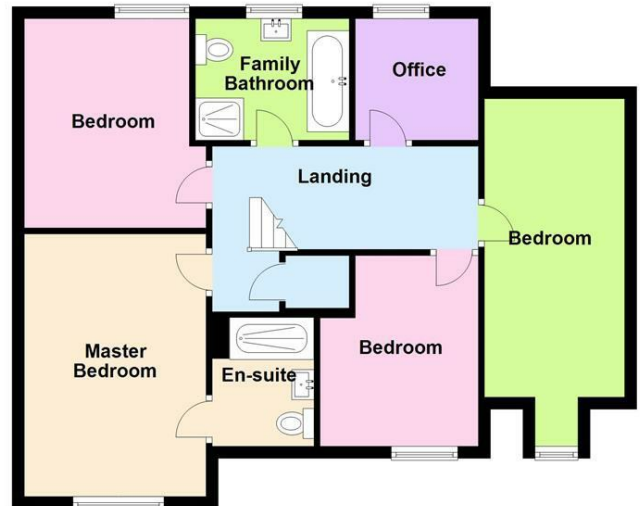
**Ground Floor**

Approx. 92.9 sq. metres (999.8 sq. feet)



**First Floor**

Approx. 68.7 sq. metres (739.8 sq. feet)



Total area: approx. 161.6 sq. metres (1739.6 sq. feet)

### **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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