

CASTLE ESTATES

1982

A SPACIOUS AND STYLISHLY PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH A GOOD SIZED PRIVATE REAR GARDEN SITUATED IN A POPULAR TOWN CENTRE LOCATION



**446 COVENTRY ROAD
HINCKLEY LE10 0NH**

Offers In The Region Of £255,000

- Good Sized Entrance Hall
- Separate Dining Room
- Well Fitted Kitchen
- Family Bathroom
- Sizeable Private Rear Garden
- Attractive Lounge
- Garden Room
- Two Double Bedrooms & Further Good Sized Bedroom
- Ample Off Road Parking
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This spacious and stylishly presented semi detached family residence must be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts entrance hall, attractive lounge leading to dining area, garden room and a well fitted kitchen. To the first floor there are two double bedrooms, further good sized bedroom and a modern family bathroom. Outside the property stands on a good sized plot with ample off road parking and a private sizeable lawned rear garden.

It is situated in a convenient location, ideal for persons wishing to commute via the A47, A5 and M69 junctions to further afield. Hinckley town centre is approximately one and half miles away with its shops, schools and amenities.

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

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

11'5" x 5'6" (3.5m x 1.7m)

having composite front door with double glazed side windows with obscure glass, central heating radiator, coved ceiling and vinyl flooring. Feature balustraded staircase to First Floor Landing with useful storage beneath.



LOUNGE

11'1" x 9'10" (3.4m x 3m)

having deep skirting boards, coved ceiling, central heating radiator, tv aerial point and large double glazed bay window to front with leaded lights. Leading through to Dining Area.



DINING AREA

11'5" x 10'2" (3.5m x 3.1m)

having feature fireplace with solid oak mantel, log burner and stone hearth, central heating radiator and coved ceiling. Leading through to Garden Room.



DINING AREA



GARDEN ROOM

9'10" x 6'6" (3m x 2m)

having central heating radiator, upvc double glazed windows and door opening onto the garden. Leading to Kitchen.



GARDEN ROOM



KITCHEN

17'4" x 6'6" (5.3m x 2m)

having an attractive range of light grey Shaker style units including base units, drawers and wall cupboards, laminated work surfaces and contrasting ceramic tiled splashbacks, inset sink with chrome mixer tap, built in double gas oven with four ring gas hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, LED inset lighting, central heating radiator, ceramic tiled flooring and upvc double glazed window to rear.



KITCHEN



KITCHEN



FIRST FLOOR LANDING

having spindle balustrading and access to the roof space.



BEDROOM ONE

11'9" x 10'9" (3.6m x 3.3m)

having central heating radiator, coved ceiling and large double glazed bay window to front.



BEDROOM TWO

11'5" x 8'6" (3.5m x 2.6m)

having fitted wardrobes, central heating radiator, coved ceiling and upvc double glazed window to rear.



BEDROOM THREE

6'6" x 6'2" (2m x 1.9m)

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



FAMILY BATHROOM

having L shaped panelled bath with chrome mixer tap, rain shower over and handheld shower, vanity unit with wash hand basin with chrome mixer tap, low level w.c., chrome ladder style heated towel rail, white suite ceramic tiled walls and flooring, upvc double glazed window with obscure glass.



FAMILY BATHROOM



OUTSIDE

There is direct vehicular access over a block paved driveway with standing for numerous cars. Shared access leading to a private gate gaining access to the private rear garden with landscaped patio area, lawn, mature trees, flower and shrub borders, two garden sheds, well fenced and hedged boundaries. Private and not overlooked from the rear.





OUTSIDE



OUTSIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	86
(81-91) B		
(69-80) C		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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(39-54) E				(39-54) E	
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(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
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Floor 0



Floor 1

Approximate total area⁽¹⁾
78.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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
