

# CASTLE ESTATES

1982

**\*\* VIEWING ESSENTIAL \*\* A LARGE FOUR/FIVE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH AMPLE OFF ROAD PARKING AND A SIZEABLE PRIVATE REAR GARDEN - ENTRANCE HALL. GUEST CLOAKROOM. LAUNDRY/UTILITY ROOM. LOUNGE. KITCHEN. FURTHER RECEPTION/DINING ROOM. GROUND FLOOR BEDROOM FIVE WITH ENSUITE. MASTER BEDROOM WITH ENSUITE. FAMILY BATHROOM. AMPLE OFF ROAD PARKING. LAWNED REAR GARDEN.**



## **3 STOKE ROAD HINCKLEY LE10 0EA**

**Offers Over £325,000**

- Entrance Hall With Guest Cloakroom
- Good Sized Lounge & Further Reception Room
- Ground Floor Bedroom Five With Ensuite
- Three Further Good Sized Bedrooms
- Ample Off Road Parking
- Useful Laundry/Utility Room
- Contemporary Fitted Kitchen
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Mature & Private Lawned Rear Garden



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This well presented semi detached family residence must be viewed to fully appreciate its size of accommodation, wealth of quality fixtures and fittings.

The flexible accommodation enjoys entrance hall with guest cloakroom off, laundry/utility room, attractive lounge, further reception/dining room, contemporary fitted kitchen and a ground floor bedroom five with ensuite shower room. To the first floor there are four good sized bedrooms, the master having an ensuite as well as a family bathroom. Outside the property has ample off road parking and a private lawned rear garden.

It is situated in a popular and convenient location, close to Hinckley town centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield excellent.

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

## COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band C

## ENTRANCE HALL

having upvc double glazed front door and window with obscure glass, central heating radiator, tiled flooring and upvc double glazed door to garden. Staircase to the First Floor Landing.

## GUEST CLOAKROOM

5'3" x 3'0" (1.61m x 0.93m )

having low level w.c., corner wash hand basin, ceramic tiled splashback, chrome heated towel rail and upvc double glazed window to front with obscure glass.



## LAUNDRY/UTILITY ROOM

10'0" x 4'5" (3.05m x 1.35m )

having range of base and wall units with contrasting roll top work surfaces and inset stainless steel sink with drainer and mixer tap, space for tall standing fridge freezer, space for tumble dryer, space and plumbing for washing machine.

## LOUNGE

18'2" x 11'1" (5.55m x 3.39m )

having upvc double glazed window front, feature wood fireplace with gas fire, marble back and hearth, central heating radiator and tv aerial point.



## KITCHEN

13'4" x 8'4" (4.08m x 2.56m )

having range of newly fitted charcoal grey units including ample base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with drainer, built in double oven and grill, four ring electric hob with extractor fan and feature lighting, integrated dishwasher, integrated fridge freezer and white designer central heating radiator.



## RECEPTION/DINING ROOM

12'8" x 9'4" (3.88m x 2.86m )

having central heating radiator, tv aerial point and upvc double glazed French doors opening onto the rear garden.



## GROUND FLOOR BEDROOM

9'3" x 8'4" (2.84m x 2.56m )

having central heating radiator, tv aerial point and upvc double glazed window to front.



### **ENSUITE SHOWER ROOM**

5'10" x 3'10" (1.80m x 1.18m )

having shower cubicle with mains fed shower over, low level w.c., wash hand basin with chrome mixer tap, LED lighting and chrome heated towel rail.



### **FIRST FLOOR LANDING**

having access to the roof space with drop down ladder and 80% boarded.

## BEDROOM ONE

12'4" x 10'6" (3.78m x 3.22m )

having range of fitted wardrobes, bedside cabinets, central heating radiator, tv aerial point and upvc double glazed window to front. Door to Ensuite Bathroom.



## ENSUITE BATHROOM

8'0" x 7'0" (2.44m x 2.14m )

having low level w.c., vanity unit with wash hand basin, panelled P shaped bath with shower over and screen, chrome heated towel rail and airing cupboard.





## BEDROOM TWO

12'5" x 10'5" (3.80m x 3.19m )

having built in wardrobes, central heating radiator and upvc double glazed window to rear.



## BEDROOM THREE

12'1" x 9'3" (3.69m x 2.84m )

having built in wardrobes, central heating radiator and upvc double glazed window to rear.



## BEDROOM FOUR

10'5" x 9'4" (3.19m x 2.85 )

having built in wardrobes, central heating radiator and upvc double glazed window to front.



## FAMILY BATHROOM

9'5" max x 4'7" max (2.88m max x 1.40m max )

having low level w.c., corner shower cubicle with rain shower over and attachments, vanity unit with wash hand basin, chrome heated towel rail, inset LED lighting, ceramic tiled splashbacks and upvc double glazed window to rear with obscure glass.



## FAMILY BATHROOM



**OUTSIDE**


There is direct vehicular access over a good sized driveway with standing for several cars. A fully enclosed rear garden with patio area, decked/seating area, lawn, timber garden shed and well fenced boundaries.



**OUTSIDE**




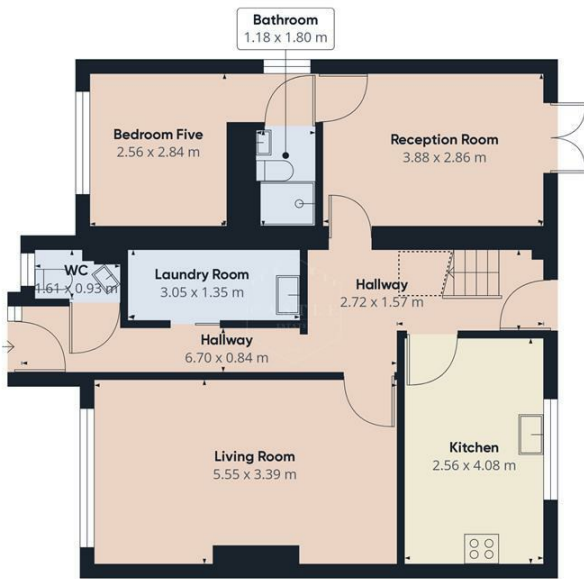
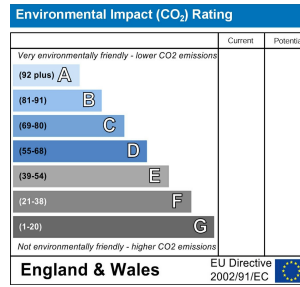
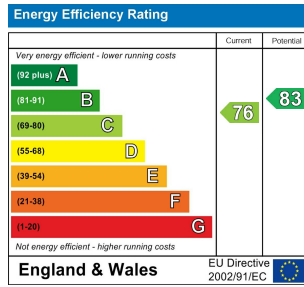
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

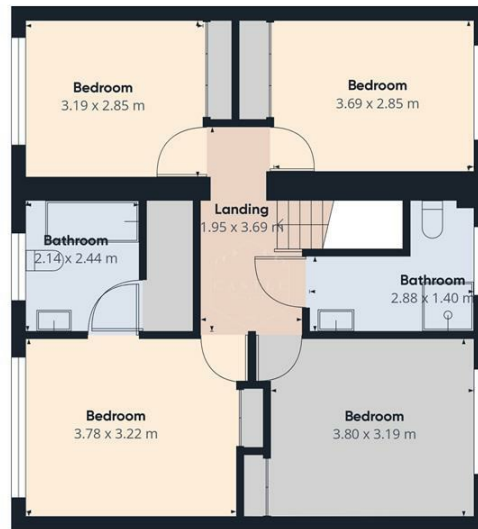
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**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
135.95 m<sup>2</sup>  
Reduced headroom  
1.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

## **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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