

CASTLE ESTATES

1982

A SPACIOUS AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT LOCATION

**** NO CHAIN ****



**2 SEAFORTH DRIVE
HINCKLEY LE10 0XJ**

Offers In The Region Of £260,000

- Good Sized Lounge
- Large Utility Room
- Guest Cloakroom
- Two Double Bedrooms & Additional Good Sized Bedroom
- Ample Off Road Parking
- Impressive Dining Kitchen
- Utility Space
- Separate Study/Playroom
- Family Bathroom
- Mature Well Tended Garden



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VIEWING

By arrangement through the Agents.

DESCRIPTION

**** NO CHAIN **** Welcome to Seaforth Drive, Hinckley - a charming semi-detached house that could be your next dream home! This property boasts three spacious reception rooms enjoying lounge, dining area and sun room, perfect for entertaining guests or simply relaxing with your loved ones, well fitted kitchen, utility area and guest cloakroom. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make memories.

One of the standout features of this property is the parking space for up to three vehicles, ensuring convenience for you and your visitors. Whether you're a growing family or someone who loves to host friends and family, this home is sure to meet your needs.

Don't miss out on the opportunity to make this house your own - schedule a viewing today and envision the possibilities that Seaforth Drive has to offer!

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having composite front door, oak effect flooring and central heating radiator. Staircase to the First Floor Landing.



LOUNGE

16'4" x 11'1" (5m x 3.4m)

having feature fireplace with living flame gas fire, tv aerial point, coved ceiling, inset ceiling lighting, central heating radiator and upvc double glazed bay window to front. Double glazed doors opening onto Dining Area.



LOUNGE



DINING AREA

14'1" x 11'9" (4.3m x 3.6m)

having ceramic tiled flooring. Archway to Kitchen Area.



DINING AREA



KITCHEN AREA

21'11" x 7'2" (6.7m x 2.2m)

having an attractive range of modern dark grey Shaker style fitted units including base units, drawers and wall cupboards with under lighting, marble effect work surfaces and ceramic tiled splashbacks, inset sink with chrome mixer tap, built in electric oven with four ring gas hob with extractor hood over, integrated washing machine, integrated dishwasher, inset LED lighting, ceramic tiled flooring and upvc double glazed window to rear with fitted blinds.



SUN ROOM

12'9" x 9'2" (3.9m x 2.8m)

having ceramic tiled flooring, polycarbonate roof, upvc double glazed windows with fitted blinds and French doors opening onto the rear garden.



UTILITY AREA

having space for fridge freezer, space and plumbing for tumble dryer, built in gas fired boiler for central heating and domestic hot water. Side door to Lean To Side Access.

GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin with chrome mixer tap, ceramic tiled splashbacks and chrome ladder style heated towel rail.



STUDY/PLAYROOM

7'6" x 6'2" (2.3m x 1.9m)

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



FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

11'1" x 8'6" (3.4m x 2.6m)

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



BEDROOM TWO

9'2" x 8'6" (2.8m x 2.6m)

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



BEDROOM THREE

9'2" x 5'6" (2.8m x 1.7m)

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



BATHROOM

having modern suite including panelled bath with chrome mixer taps, walk in shower with chrome handheld shower, low level w.c., vanity unit with wash hand basin and chrome mixer tap, inset LED lighting, ceramic tiled walls, oak effect flooring, chrome ladder style heated towel rail, and upvc double glazed window with obscure glass.



BATHROOM



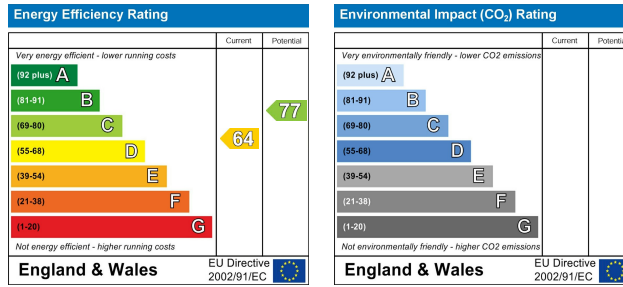
OUTSIDE

There is direct vehicular access over a good sized driveway with parking for up to three cars. Side pedestrian access via gate leading to a side lean to and rear garden with patio area, lawn, flower borders, well fenced boundaries. Private and not overlooked from the rear.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	64		
(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 (CO ₂) 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		



Floor 0



Floor 1

Approximate total area⁽¹⁾
96.48 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.

Calculations are based on RICS IPMS 3C standard.

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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
