

CASTLE ESTATES

1982

A SPACIOUS AND WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A HIGHLY POPULAR LOCATION



**3 ZEALAND CLOSE
HINCKLEY LE10 1TJ**

Offers Over £325,000

- Porch To Entrance Hall
- Spacious L Shaped Lounge/Dining Room
- Well Fitted Kitchen
- Modern Family Bathroom
- Well Tended Private Garden
- Guest Cloakroom
- Upvc Double Glazed Conservatory
- Four Good Sized Bedrooms
- Ample Off Road Parking & Garage
- VIEWING ESSENTIAL



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Welcome to this charming detached house located on Zealand Close in the lovely town of Hinckley. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is plenty of space for everyone to enjoy a good night's sleep.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. The property features a well-maintained bathroom, ensuring convenience for all residents.

The detached nature of this house provides a sense of privacy and independence, allowing you to truly make it your own. Whether you're looking to host gatherings, create a cosy reading nook, or simply unwind after a long day, this property offers endless possibilities.

Don't miss the opportunity to make this house your home sweet home in the heart of Hinckley. Contact us today to arrange a viewing and discover the endless potential that this property holds for you and your loved ones.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

having upvc double glazed front door and side windows with leaded lights, wall mounted heater and upvc double glazed door to hall with obscure glass.

HALL

having upvc double glazed window to side, dado rail, coved ceiling and central heating radiator. Staircase to the First Floor Landing with useful storage beneath.



GUEST CLOAKROOM

6'1" x 3'1" (1.87m x 0.94m)

having low level w.c., vanity unit with wash hand basin with chrome mixer tap, central heating radiator and upvc double glazed window to side with obscure glass.



KITCHEN

15'5" x 8'11" (4.70m x 2.74m)

having attractive range of cream high gloss fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with chrome mixer tap, built in double oven and grill, gas hob with extractor hood over, space and plumbing for dishwasher and washing machine, integrated fridge freezer, central heating radiator, extractor fan and upvc double glazed door to Rear Passageway.



KITCHEN



KITCHEN



REAR PASSAGEWAY

having door front and door opening onto the rear garden.

L SHAPED LOUNGE/DINING ROOM

19'5" max x 10'9" max (5.94m max x 3.29m max)

having feature fireplace with gas fire, marble surround and hearth, two central heating radiators, tv aerial point, dado rail, coved ceiling, upvc double glazed windows to front and rear. Upvc double glazed sliding doors opening onto Conservatory.



L SHAPED LOUNGE/DINING ROOM



L SHAPED LOUNGE/DINING ROOM



CONSERVATORY

9'9" x 9'0" (2.99m x 2.75m)

having ceramic tiled flooring, brick base, polycarbonate roof, upvc double glazed windows and French doors opening onto rear garden.



FIRST FLOOR LANDING

having access to the insulated and part boarded roof space.

BEDROOM ONE

13'4" x 9'9" (4.07m x 2.99m)

having range of fitted furniture including wardrobes, bedside cabinets with bridging unit over the bed, dressing table, central heating radiator, tv aerial point and upvc double glazed window to front.



BEDROOM TWO

11'1" x 10'0" (3.40m x 3.06m)

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



BEDROOM THREE

9'4" x 9'1" (2.86m x 2.77m)

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



BEDROOM FOUR

9'0" x 8'5" (2.76m x 2.59m)

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



BATHROOM

7'2" x 5'10" (2.20m x 1.80m)

having modern suite including vanity cabinets with integrated low level w.c. and wash hand basin, mirror fronted cabinet, panelled bath with shower over and screen, fully tiled walls, chrome heated towel rail, inset lighting, extractor fan and upvc double glazed window with obscure glass.



BATHROOM



OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for numerous cars leading to an INTEGRAL GARAGE with electric up and over door, power and light. A fully enclosed and private rear garden with patio area, lawn, mature flowers, shrubs and trees, well fenced boundaries and garden shed.

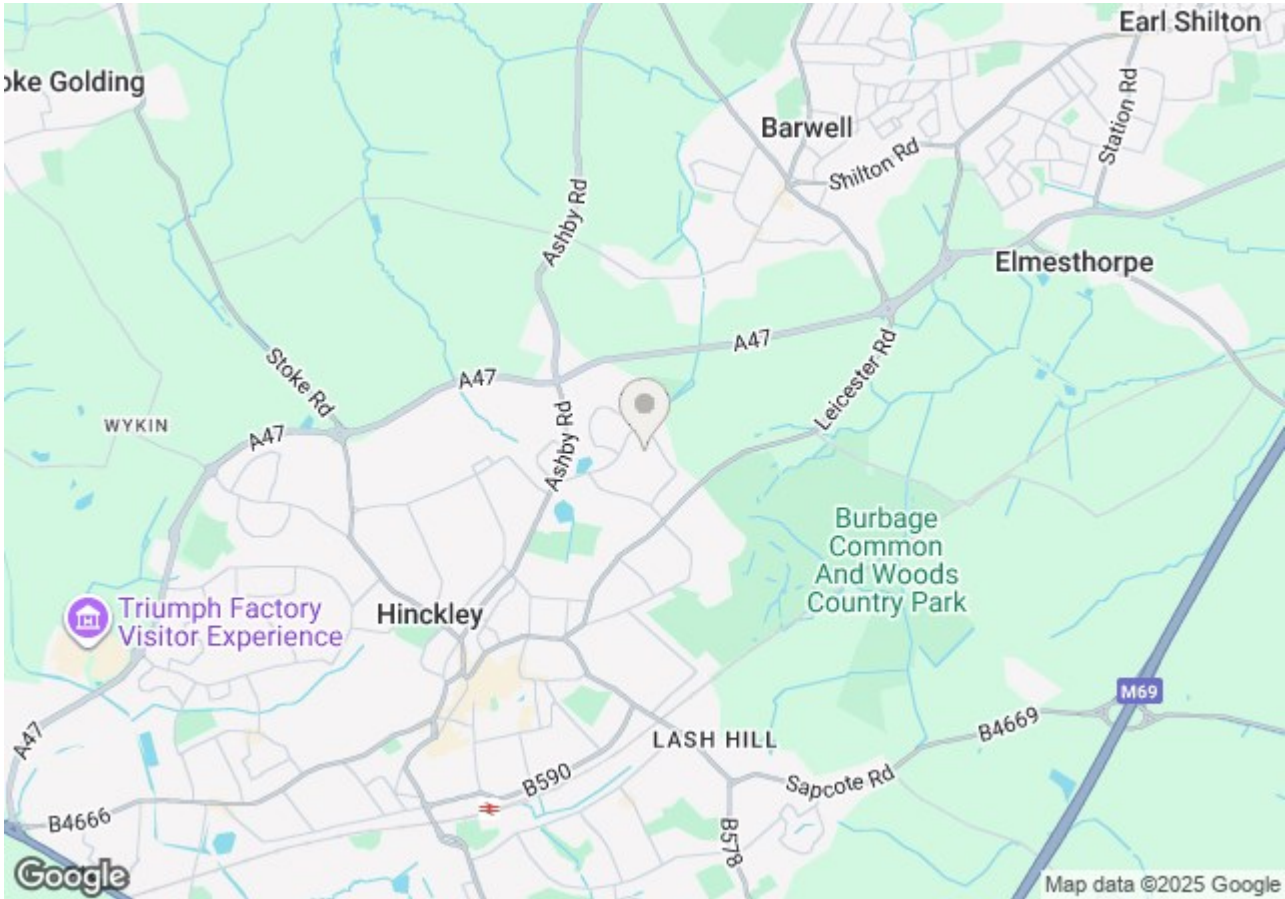
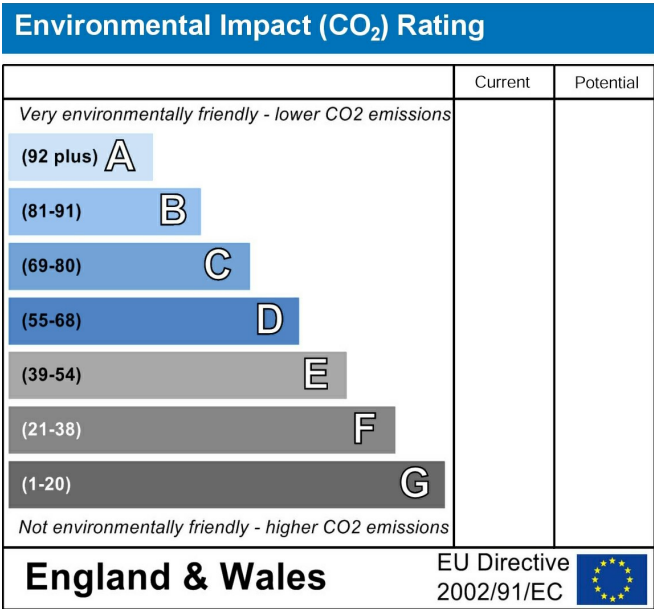
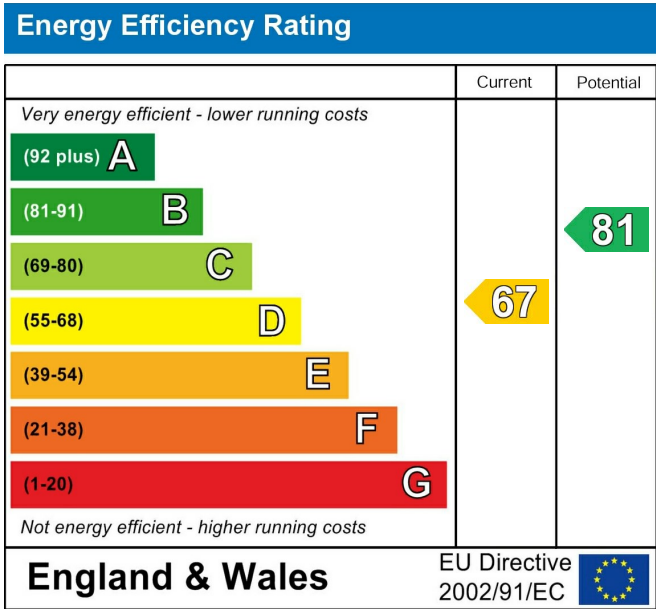


OUTSIDE



OUTSIDE





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|--|---|---|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | 81 | | (92 plus) A | |
| (81-91) B | | | | (81-91) B | |
| (69-80) C | | | | (69-80) C | |
| (55-68) D | | | | (55-68) D | |
| (39-54) E | | | | (39-54) E | |
| (21-38) F | | | | (21-38) F | |
| (1-20) G | | | | (1-20) G | |
| Not energy efficient - higher running costs | | | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | |
| | | | | EU Directive 2002/91/EC | |



Approximate total area⁽¹⁾
129.16 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.

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
