

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION**



## **5 MANDARIN CLOSE HINCKLEY LE10 0GR**

**Price £400,000**

- Impressive Hall & Guest Cloakroom
- Attractive Lounge
- Superb Open Plan Living Kitchen
- Three Further Good Sized Bedrooms
- Ample Off Road Parking
- Useful Utility Area
- Separate Study/Dining Room
- Master Bedroom & Ensuite
- Modern Family Bathroom
- Beautifully Landscaped Rear Garden



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

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

The accommodation boasts impressive entrance hall, attractive lounge, superb open plan contemporary fitted living kitchen, guest cloakroom, separate utility and an useful study/dining room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking and beautifully landscaped rear garden.

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

## COUNCIL TAX

Hinckley and Bosworth Borough Council - Band D

## ENTRANCE HALL

having upvc composite front door, central heating radiator, spindle balustraded staircase leading to the first floor landing with storage beneath.



## GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin and central heating radiator.



## UTILITY SPACE

having large storage cupboards and upvc double glazed side entrance door to Study/Dining Room

## STUDY/DINING ROOM

10'11" x 7'8" (3.33m x 2.34m )

having upvc double glazed window to front, under floor heating and further storage cupboard.



## LOUNGE

18'3" x 11'3" (5.57m x 3.43m )

having upvc double glazed bay window overlooking the front, feature fireplace with electric fire, tv aerial point and central heating radiator.



## LIVING KITCHEN

having an excellent range of contemporary fitted grey high gloss units including ample base units, drawers and wall cupboards, contrasting roll top work surfaces and island unit, inset stainless steel sink with mixer tap and rinsing bowl, built in Neff 'slide and hide' oven, grill and microwave, built in five ring gas hob with extractor hood over, integrated washing machine, dishwasher and fridge freezer, LED lighting, tv aerial point, designer central heating radiator, ample space for dining set, upvc double glazed window to rear and upvc door to side. Upvc double glazed French doors with shutters opening onto the rear garden.



LIVING KITCHEN



LIVING KITCHEN



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**LIVING KITCHEN**



**FIRST FLOOR LANDING**

having access to part boarded and insulated roof space via loft ladder with lighting.



## MASTER BEDROOM

14'4" x 10'9" (4.39m x 3.30m )

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



## ENSUITE SHOWER ROOM

having low level w.c and integrated vanity unit with wash hand basin, double shower cubicle with rain shower and attachment over, central heating radiator and storage cupboard.



**BEDROOM TWO**

11'1" x 9'1" (3.4m x 2.79m )

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



**BEDROOM TWO**





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### BEDROOM THREE

9'3" x 8'10" (2.82m x 2.70m)

having upvc double glazed window to rear, central heating radiator, tv aerial point and built in wardrobe.



### BEDROOM FOUR

8'10" x 8'3" (2.70m x 2.52m )

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



## BATHROOM

having modern white suite including low level w.c., vanity unit with wash hand basin, corner shower cubicle, extractor fan, chrome ladder style heated towel rail and grey ceramic tiling.



## OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars. Side pedestrian access to a fully re-landscaped with porcelain tiles, decked and seating areas, well fenced boundaries and outside feature lighting.




OUTSIDE




OUTSIDE



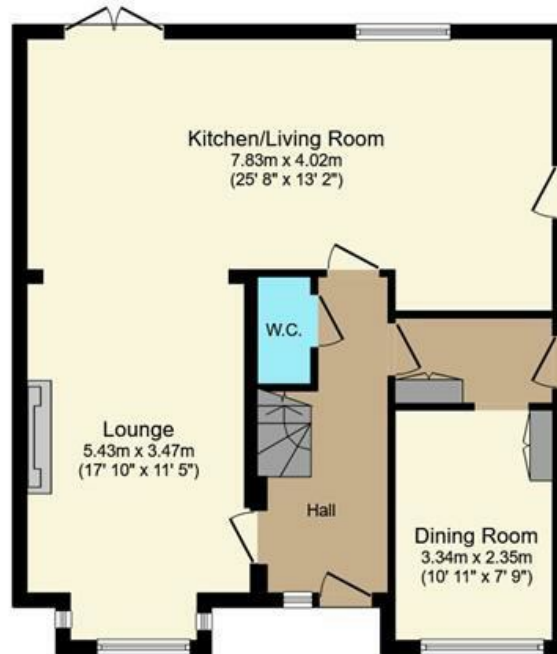
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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**

	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>		
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			EU Directive 2002/91/EC



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## **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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