

# CASTLE ESTATES

1982

**A WELL PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR CUL-DE-SAC LOCATION**



**17 FRITH WAY  
HINCKLEY LE10 0JE**

**Offers In Excess Of £375,000**

- Entrance Hall With Guest Cloakroom
- Separate Dining Room
- Study/Family Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Attractive Lounge
- Well Fitted Kitchen & Utility Space
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Well Tended Private Rear Garden



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

Welcome to this stunning detached house located on Frith Way in the popular town of Hinckley. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within this beautiful home. The two bathrooms in this property provide convenience and comfort for the whole household.

The layout of this house is thoughtfully designed to cater to modern living, offering both functionality and style.

Situated in a desirable location, this house provides the perfect blend of tranquillity and convenience. Whether you enjoy peaceful walks in the nearby parks or prefer shopping and dining in the town centre, this property offers the best of both worlds.

Don't miss the opportunity to make this house your home. Book a viewing today and envision yourself living in this wonderful property on Frith Way.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

having composite front door with feature leaded lights and upvc double glazed side window, alarm control panel, central heating radiator and ceramic tiled flooring. Staircase to the First Floor Landing.



## GUEST CLOAKROOM

4'11" x 4'5" (1.50m x 1.35m )

having integrated low level w.c., wash hand basin with chrome mixer tap and vanity cabinets, ceramic tiled splashbacks, central heating radiator and upvc double glazed window to front with obscure glass.



## LOUNGE

20'1" x 11'10" (6.14m x 3.63m )

having feature fireplace with gas fire, marble surround and hearth, two central heating radiators, tv aerial point, wood effect flooring, coved ceiling and upvc double glazed bay window to front. Double doors opening onto Dining Room.



## LOUNGE



## DINING ROOM

11'10" x 9'6" (3.62m x 2.90m )

having central heating radiator, wood effect flooring, coved ceiling and upvc double doors opening onto the rear garden. Further door to Kitchen.



## KITCHEN

20'8" x 10'2" (6.30m x 3.11m )

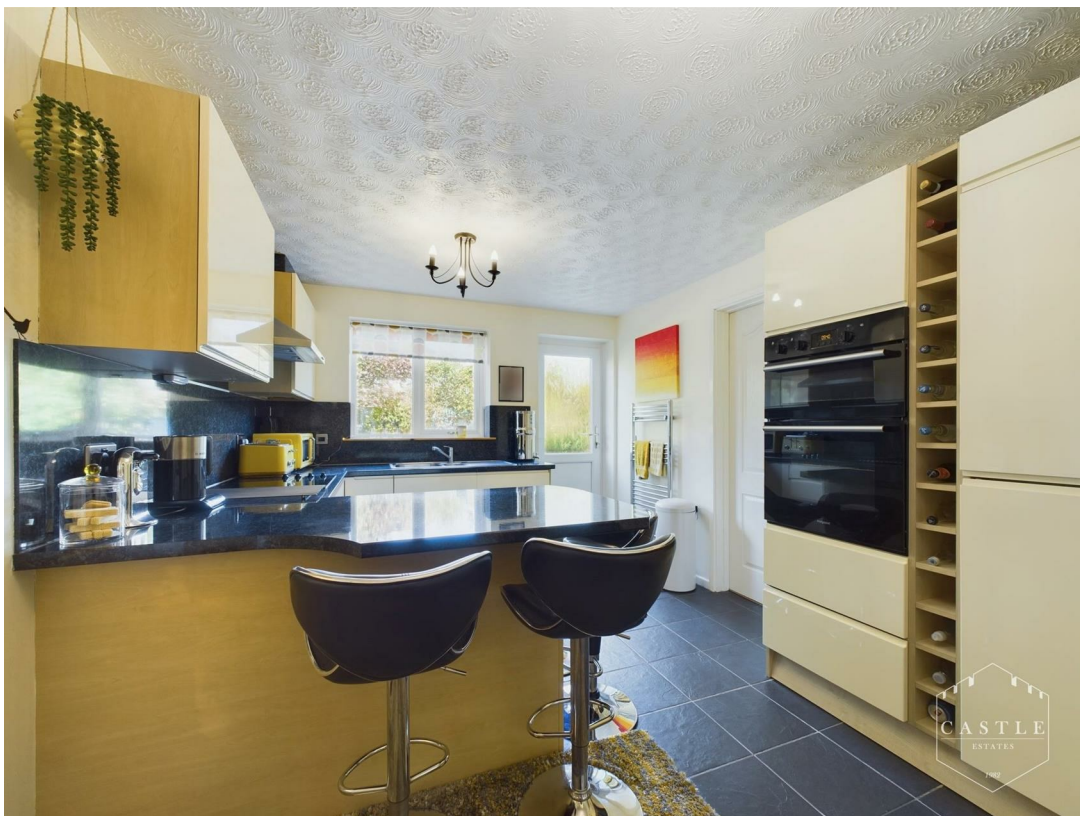
having an attractive range of modern high gloss cream units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with drainer and chrome mixer tap, built in electric oven and grill, four ring electric hob with cooker hood over, integrated dishwasher, integrated fridge freezer, chrome heated towel rail, ceramic tiled flooring, breakfast bar, wine rack, upvc double glazed window to rear and upvc double glazed door to rear garden. Alcove leading to Utility Space.



KITCHEN



KITCHEN



## UTILITY SPACE

having further work surfaces with inset bowl sink, space and plumbing for washing machine, ceramic tiled flooring and central heating radiator. Door to Study/Family Room.



## STUDY/FAMILY ROOM

12'9" x 7'10" (3.91m x 2.40m )

having storage heater, inset ceiling lighting, wood effect flooring and upvc double glazed window to rear.





## FIRST FLOOR LANDING

having access to the fully insulated roof space.

## MASTER BEDROOM

15'10" x 12'1" (4.84m x 3.70m)

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



## MASTER BEDROOM



## ENSUITE

9'6" x 5'3" (2.91m x 1.61m )

having modern suite including low level w.c., wash hand basin with chrome mixer tap, corner shower cubicle with shower over, extractor fan, chrome heated towel rail and upvc double glazed window to side with obscure glass.



## BEDROOM TWO

13'5" x 8'11" (4.10m x 2.74m )

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



## BEDROOM THREE

10'5" x 6'9" (3.18m x 2.08m )

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



## BEDROOM FOUR

8'7" x 6'3" (2.64m x 1.93m )

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



## BATHROOM

7'1" x 6'7" (2.16m x 2.03m )

having panelled P ended bath with mains fed shower over and screen, low level w.c., wash hand basin with chrome mixer tap, central heating radiator, ceramic tiled flooring, ceramic tiled splashbacks and upvc double glazed window to side with obscure glass.



**OUTSIDE**


There is direct vehicular access over a good sized driveway with parking for several cars leading to GARAGE with electric roller door, power and light. Gated side pedestrian access to a fully enclosed rear garden with patio seating area, lawn, mature flower and shrub borders, 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	

72 → 84

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

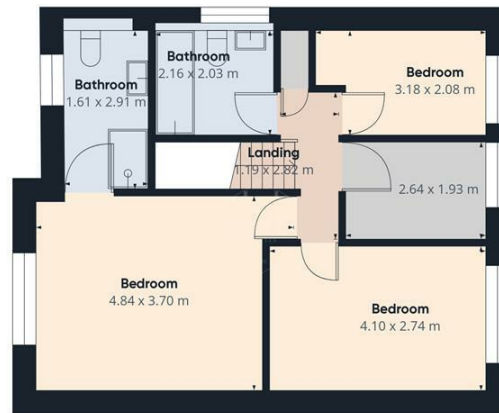
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
130.66 m<sup>2</sup>

(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

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