

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON AN IMPRESSIVE SIZED PLOT WITH BEAUTIFUL PRIVATE REAR GARDEN SITUATED IN A MOST DESIRABLE TOWN CENTRE LOCATION



TRAFFORD HOUSE 18, TRAFFORD ROAD HINCKLEY LE10 1LY

Offers In The Region Of £600,000

- NO CHAIN - VIEWING ESSENTIAL
- Attractive Lounge & Separate Dining Room
- Utility Room & Guest Cloakroom
- Family Bathroom
- Sizeable Private Rear Garden
- Large Entrance Hall
- Snug/Study
- Three Double Bedrooms & Further Good Sized Bedroom
- Ample Off Road Parking & Double Tandem Garage
- Sought After Non Estate Location



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this charming detached house located on Trafford Road in the lovely town of Hinckley. This property offers the perfect blend of comfort and style, making it an ideal home for anyone looking to settle down in a peaceful neighbourhood.

Situated in a prime location, this detached house provides a sense of privacy and tranquillity, away from the hustle and bustle of the town. The surrounding area boasts a friendly community atmosphere, perfect for families or individuals seeking a welcoming environment.

The house itself features a classic design with modern touches, offering a spacious layout that is both functional and inviting. With ample natural light streaming through the windows, the interior feels bright and airy, creating a warm and homely ambiance.

The property's location on Trafford Road provides easy access to local amenities, including shops, schools, and parks, ensuring that everything you need is just a stone's throw away. Additionally, the convenient transport links make commuting a breeze, whether you're heading into town for work or exploring the beautiful countryside nearby.

Don't miss out on the opportunity to make this delightful detached house on Trafford Road your new home which is the first time on the market. With its charming character, convenient location, and comfortable living spaces, this property is sure to capture your heart. Book a viewing today and experience the magic of Hinckley living at its finest.

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

having wooden front doors and further door to Hall.

ENTRANCE HALL

14'9" x 8'10" (4.5m x 2.7m)

having coved ceiling, alcove with telephone point, central heating radiator and staircase to First Floor Landing. Arch to Inner Hall.

INNER HALL

10'9" x 9'10" (3.3m x 3m)

having coved ceiling and solid oak double glazed doors opening onto Lounge. Solid oak glazed door with glass panes opening through to Dining Room.



INNER HALL



STUDY/SNUG

16'8" x 9'2" (5.1m x 2.8m)

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



DINING ROOM

17'0" x 12'1" (5.2m x 3.7m)

having feature fireplace with living flame gas fire and chimney, coved ceiling, display alcoves, tv aerial point, built in book case, central heating radiator and glazed window to front. Solid oak glazed double doors with glass panes opening through to Lounge.



DINING ROOM



LOUNGE

20'11" x 13'9" (6.4m x 4.2m)

having central heating radiator, tv aerial point, brick fireplace, display alcove with light, wall light points, coved ceiling, glazed windows with electric blinds and double glazed sliding doors opening onto the Landscaped Rear Garden. Double oak glazed doors to Hall. Bi-fold glazed oak doors to Dining Room.



LOUNGE



KITCHEN

18'4" x 9'2" (5.6m x 2.8m)

having range of fitted base units, drawers and wall cupboards, oak effect work surfaces and inset sink with chrome mixer, built in electric oven, gas hob, space for fridge freezer, tv aerial point, central heating radiator and upvc double glazed window to rear with electric blind. Dining Area.



KITCHEN



ENCLOSED REAR PORCH

leading to

BOILER ROOM

having fitted shelving, power points, light, gas fired boiler for central heating and domestic hot water.

UTILITY ROOM

having range of fitted units including base units, drawers and wall cupboards, space and plumbing for washing machine, space for further fridge freezer.

GUEST CLOAKROOM

having low level w.c., wash hand basin with mixer tap, half tiled walls and central heating radiator.



FIRST FLOOR LANDING

having feature stained glass window to front.



BEDROOM ONE

17'0" x 11'1" (5.2m x 3.4m)

having range of fitted furniture, central heating radiator, wash hand basin, tv aerial point, telephone point, dual aspect windows to front and rear of the property.



BEDROOM TWO

13'1" x 9'2" (4m x 2.8m)

having range of fitted furniture, sink with chrome mixer tap, tv aerial point, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

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

having range of fitted furniture, sink with mixer tap, central heating radiator and upvc double glazed window to rear.



BEDROOM FOUR

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

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



BATHROOM

having low level w.c., pedestal wash hand basin with chrome mixer tap, double shower cubicle with chrome shower over, ceramic tiled walls and chrome ladder style heated towel rail.



OUTSIDE

Impressive sized plot with a sizeable in and out driveway with parking for numerous cars. Side pedestrian access via both sides of the property to a beautifully landscaped, private and sizeable garden with feature patio area, lawn, mature trees, shrubs and flower borders, well fenced boundaries, three outside taps, large garden shed with electricity, greenhouse with electricity and thatched play house. Not overlooked from the rear.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



Energy Efficiency Rating

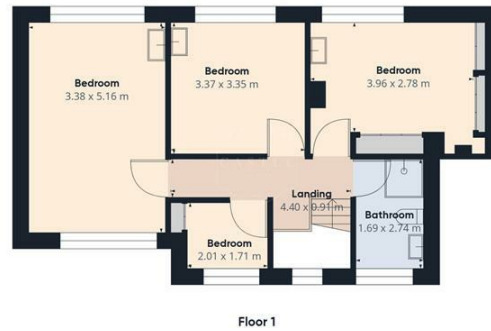
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

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



Approximate total area⁽¹⁾
145.81 m²
Reduced headroom
0.21 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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
