

CASTLE ESTATES

1982

A STUNNING AND DECEPTIVELY SPACIOUS FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH SEPARATE GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**109 PADDOCK WAY
HINCKLEY LE10 0BZ**

Offers In Excess Of £300,000

- NO CHAIN - VIEWING ESSENTIAL
- Impressive Entrance Hall
- Separate Utility Room
- Master Bedroom With Ensuite
- Parking & Garage
- HIGHEST QUALITY FIXTURES & FITTINGS
- Contemporary Open Plan Dining Kitchen
- Good Sized Lounge
- Three Further Good Sized Bedrooms
- Private Rear Garden



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this charming semi-detached house located on Paddock Way in the popular town of Hinckley. This property boasts a spacious layout with one reception room, superb open plan contemporary dining kitchen and separate utility room. With four good sized bedrooms, there's plenty of space for the whole family to unwind and make themselves at home. The two bathrooms in this house provide convenience and comfort.

Situated in a sought-after area, this property is within easy distance of Hinckley town centre with its shops, quality schools and amenities. Those wishing to commute will find the A5, M69 and A47 junctions close by making travelling to further afield excellent.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing.

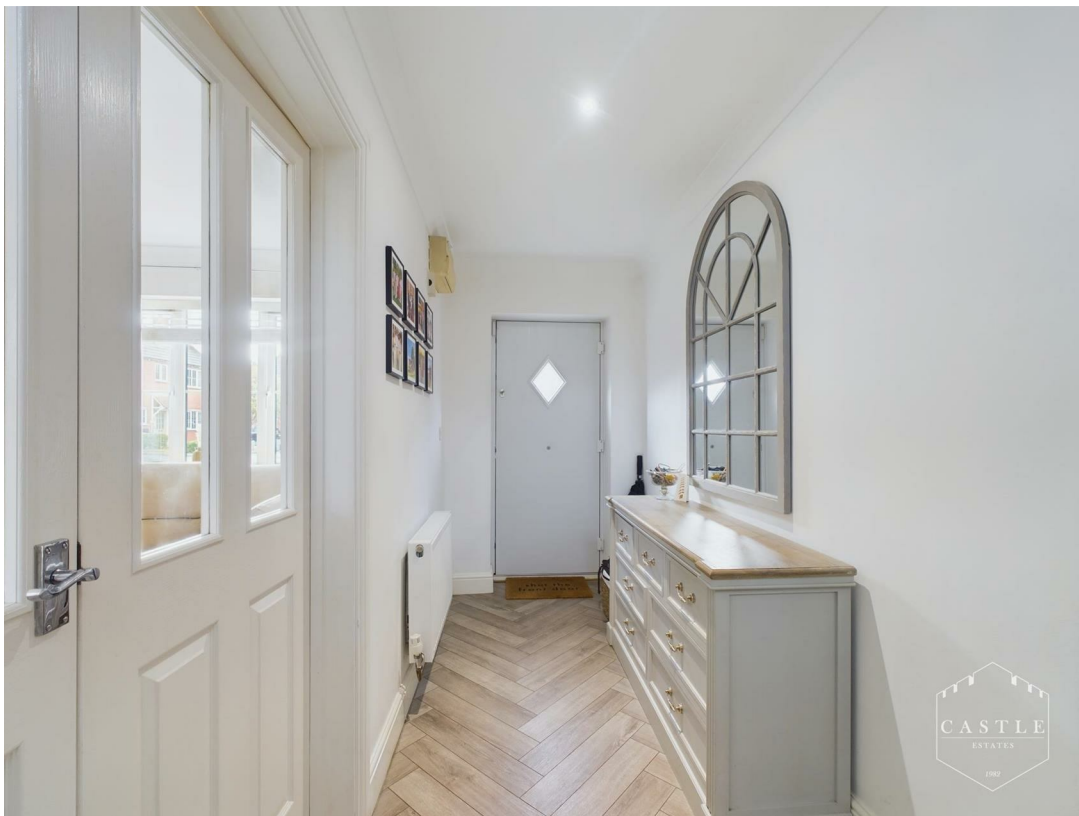
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

12'9" x 4'7" (3.9m x 1.4m)

having composite front door, Amtico herringbone oak effect flooring, LED inset lighting and central heating radiator. Feature balustraded staircase to First Floor Landing with storage beneath. Double doors leading to Lounge



ENTRANCE HALL



GUEST CLOAKROOM

having low level w.c., wall mounted sink with chrome mixer tap, central heating radiator and Amtico herringbone oak effect flooring.



LOUNGE

17'8" x 10'5" (5.4m x 3.2m)

having Amtico herringbone oak effect flooring, central heating radiator, Bespoke feature panelled wall, coved ceiling, tv aerial point, upvc double glazed window to front and upvc double glazed French doors opening onto garden.



LOUNGE



OPEN PLAN DINING KITCHEN

25'11" x 11'1" (7.9m x 3.4m)

KITCHEN AREA having an excellent range of grey shaker style units including ample base units, drawers and wall cupboards, white Quartz work surfaces and upstand, inset Belfast sink with chrome mixer tap. integrated dishwasher, built in rangemaster style oven with gas hob and extractor hood over, space for American style fridge freezer, large island with white Quartz work surface, space for several breakfast stools and fitted cupboards beneath, Amtico herringbone oak effect flooring, inset LED lighting, designer central heating radiator and upvc double glazed window to front.

DINING AREA having further central heating radiator and dual aspect upvc double glazed windows.



OPEN PLAN DINING KITCHEN



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UTILITY ROOM

6'2" x 4'11" (1.9m x 1.5m)

having matching grey Shaker style units including base units and wall cupboards, chrome sink with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer, Amtico herringbone oak effect flooring and upvc double glazed rear entrance door to garden.



FIRST FLOOR LANDING

having spindle balustrading, access to the part boarded roof space, inset LED lighting, airing cupboard housing the hot water cylinder and fitted shelving, two upvc double glazed windows to front.



FAMILY BATHROOM

having modern suite including low level w.c., panelled bath with chrome handheld shower over and mixer taps, pedestal wash hand basin with chrome mixer tap, ceramic tiled walls, central heating radiator and upvc double glazed window with obscure glass.



MASTER BEDROOM

10'9" x 9'6" (3.3m x 2.9m)

having feature panelled walls, central heating radiator, inset LED lighting and upvc double glazed window to front.



WALK IN DRESSING AREA

having fitted cupboard and wardrobes. Sliding door to Ensuite Shower Room.

ENSUITE SHOWER ROOM

having boutique style shower cubicle with rain shower over and handheld shower, integrated low level w.c., wash hand basin and vanity cabinets, black heated towel rail, inset LED lighting, marble effect panelled walling and oak effect laminated flooring.



BEDROOM TWO

10'9" x 8'6" (3.3m x 2.6m)

having fitted wardrobes with bespoke doors, feature panelled wall, central heating radiator and upvc double glazed window to front.



BEDROOM THREE

13'5" x 8'2" (4.1m x 2.5m)

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



BEDROOM FOUR

9'6" x 6'10" (2.9m x 2.1m)

having feature half panelled wall, central heating radiator and upvc double glazed window to front.



OUTSIDE


There is direct vehicular access to car parking and GARAGE (5.4m x 2.7m) with up and over door, power, light and upvc door to garden. Gravelled foregarden wrapping around the property. A fully enclosed private rear garden with patio area, artificial lawn, well fenced boundaries and outside lighting. Not overlooked.




OUTSIDE



Energy Efficiency Rating

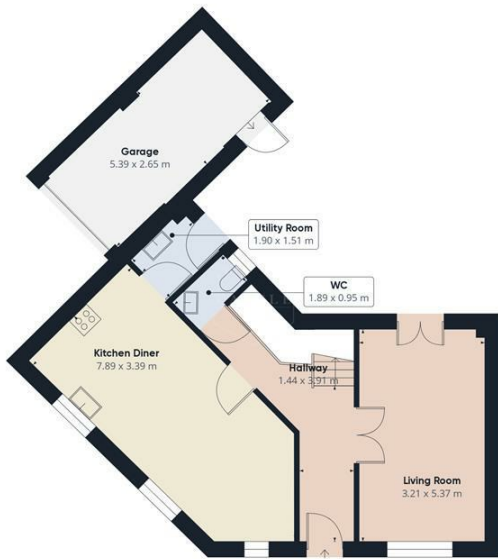
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
129.81 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
