

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FIVE BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN POPULAR RESIDENTIAL LOCATION



1 SHEEPY CLOSE HINCKLEY LE10 1JL

Offers In The Region Of £475,000

- Entrance Hall & Guest Cloakroom
- Attractive Dining Room
- Utility Room
- Two Ensuite Facilities & Family Bathroom
- Private Well Tended Landscaped Gardens
- Spacious Lounge
- Well Fitted Breakfast Kitchen
- Five Good Sized Bedrooms
- Ample Off Road Parking & Double Garage
- Solar Panels Fitted



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Sheepy Close, Hinckley - a charming location that could be the perfect setting for your new home! This stunning detached house boasts not just one, but two spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your family, well fitted breakfast kitchen and utility room. With five good sized bedrooms and three bathrooms, there is ample room for everyone to enjoy their own space and privacy.

Situated in a popular location, close to all local shops, quality schools and amenities. This property also provides excellent access to the A47, A5 and M69 junctions making travelling to further afield very good.

Don't miss out on the opportunity to make this house your home. Sheepy Close offers a wonderful blend of comfort, style, and functionality that is sure to meet all your needs. Book a viewing today and take the first step towards creating a lifetime of memories in this beautiful property.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having double glazed door to front, central heating radiator, coved ceiling and feature staircase to the First Floor Landing.



ENTRANCE HALL



GUEST CLOAKROOM

6'1" x 3'0" (1.87m x 0.93m)

having white low level w.c., wash hand basin, ceramic tiled splashbacks, coved ceiling and alarm control panel.



LOUNGE

15'5" x 11'8" (4.72m x 3.56m)

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



LOUNGE



DINING ROOM

11'9" x 8'8" (3.59m x 2.65m)

having upvc double glazed bay window to rear, central heating radiator and coved ceiling. Door to Breakfast Kitchen.



BREAKFAST KITCHEN

21'5" x 9'8" (6.54m x 2.95m)

having good range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinsing bowl, built in electric oven and grill, four ring hob with extractor hood over, integrated fridge and freezer, breakfast bar, tv aerial point, two central heating radiators, upvc double glazed window to rear and aluminium sliding doors opening onto the rear garden.



BREAKFAST KITCHEN



UTILITY ROOM

7'0" x 6'2" (2.14m x 1.89m)

having range of fitted base and wall units, inset stainless steel sink with mixer tap and drainer, ceramic tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, central heating radiator, ceramic tiled flooring, double glazed door to side with obscure glass. Fire door to Garage.



GARAGE

16'4" x 15'9" (5m x 4.81m)

having electric up and over door, power and light.

FIRST FLOOR LANDING

having balustrading, access to the part boarded and insulated roof space.



MASTER BEDROOM

16'0" x 14'4" (4.90m x 4.39m)

having range of fitted wardrobes, tv aerial point, central heating radiator and upvc double glazed window to front. Door to Ensuite.



MASTER BEDROOM



ENSUITE SHOWER ROOM

6'8" x 5'7" (2.04m x 1.71m)

having white suite including low level w.c., wash hand basin, corner shower cubicle with mains fed shower over, ceramic tiled splashbacks, central heating radiator, shaver point and upvc double glazed window to front with obscure glass.



BEDROOM TWO

14'10" x 10'4" (4.53m x 3.16m)

having range of fitted wardrobes, central heating radiator and upvc double glazed window to rear. Door to Ensuite.



ENSUITE SHOWER ROOM

7'8" x 5'5" (2.35m x 1.66m)

having white suite including low level w.c., wash hand basin, single tray shower cubicle with mains fed shower over, central heating radiator, ceramic tiled splashbacks and upvc double glazed window to side with obscure glass.



BEDROOM THREE

11'9" x 9'10" (3.59m x 3m)

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



BEDROOM FOUR

9'10" x 9'3" (3.01m x 2.82m)

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



BEDROOM FIVE

11'5" x 8'4" (3.50m x 2.55m)

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



FAMILY BATHROOM

8'5" x 6'3" (2.57m x 1.91m)

having white suite including panelled bath with shower attachment and screen, low level w.c., wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a driveway with standing for several cars leading to DOUBLE GARAGE. A lawned foregarden. Pedestrian access to a fully enclosed private landscaped rear garden with patio area, lawn, mature trees, shrubs and flower borders, well fenced boundaries and paved seating area.



OUTSIDE



OUTSIDE



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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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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
