

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A SIZEABLE PLOT WITH AMPLE OFF ROAD PARKING SITUATED IN A MOST SOUGHT AFTER NON ESTATE LOCATION



**120 LEICESTER ROAD
HINCKLEY LE10 1LU**

Offers In The Region Of £350,000

- Entrance Porch To Hall
- Kitchen
- Useful Ground Floor Shower Room
- Family Bathroom
- Sizeable Lawned Rear Garden
- Separate Dining Room
- Spacious Lounge Overlooking The Rear Garden
- Three Good Sized Bedrooms
- Ample Off Road Parking
- NO CHAIN - VIEWING ESSENTIAL



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Welcome to Leicester Road, Hinckley - a sought after location for this spacious detached house with great potential! This property boasts two reception rooms and kitchen perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room. The two bathrooms provide convenience and comfort.

This house stands on a generous plot, offering plenty of outdoor space for gardening, hosting barbecues, or even extending the property further to create your dream home.

Located in a desirable area, this property presents an exciting opportunity for those looking to add their personal touch and potentially increase the value of their investment through extension and development (subject to local planning consents).

Don't miss out on the chance to make this house your own and create the home you've always dreamed of in this lovely part of Hinckley.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D

ENTRANCE PORCH

6'9" x 3'1" (2.07m x 0.94m)

having double doors to front and side windows. Upvc double glazed door to Hall with leaded lights.

HALL

9'0" x 7'0" (2.76m x 2.14m)

having original single glazed stained glass feature window to front, wood effect flooring, picture rail and central heating radiator. Spindle balustraded staircase to First Floor Landing.



DINING ROOM

13'4" x 12'0" (4.08m x 3.66m)

having aluminium glazed square bay window to front, wood effect flooring, central heating radiator, feature fireplace with electric fire, picture rail and wall light points. Sliding door to Kitchen.



DINING ROOM



KITCHEN

15'3" x 8'0" (4.65m x 2.44m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, built in oven and hob with extractor hood over, space for fridge freezer, central heating radiator, built in gas fired boiler for central heating and domestic hot water, aluminium window to side, further aluminium window to rear and upvc double glazed door to garden.



KITCHEN



LOUNGE

19'10" x 10'7" (6.07m x 3.25m)

having wood effect flooring, feature fireplace with electric fire, two central heating radiators, wall light point, window to side and floor to ceiling sliding doors to rear garden.



LOUNGE



LOUNGE



SHOWER ROOM

10'2" x 5'1" (3.11m x 1.55m)

having fully tiled double shower cubicle with electric shower over, white suite including low level w.c., vanity unit with wash hand basin with chrome mixer tap, ceramic tiled splashbacks, extractor fan, inset LED lighting, chrome heated towel rail and further central heating radiator.



SHOWER ROOM



SHOWER ROOM



FIRST FLOOR LANDING

6'3" x 2'7" (1.91m x 0.79m)

having access to the roof space and wall light point.

BEDROOM ONE

12'1" x 10'10" (3.69m x 3.31m)

having original feature fireplace, central heating radiator, picture rail and aluminium window to front.



BEDROOM TWO

12'0" x 11'2" (3.67m x 3.41m)

having fireplace with wall mounted electric heater, central heating radiator, picture rail and aluminium window to rear.



BEDROOM THREE

8'0" x 7'7" (2.46m x 2.33m)

having built in cupboard housing the hot water cylinder, central heating radiator and aluminium window to rear.



BATHROOM

7'2" x 5'0" (2.19m x 1.54m)

having low level w.c., wash hand basin with chrome mixer tap, panelled bath with shower over and screen, central heating radiator and aluminium window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking leading to CARPORT. Mature lawned foregarden with mature trees and shrubs. A sizeable rear garden with large patio area to a mainly laid to lawn garden with mature borders, well fenced and hedged boundaries. Garden Shed.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE





AERIAL VIEW

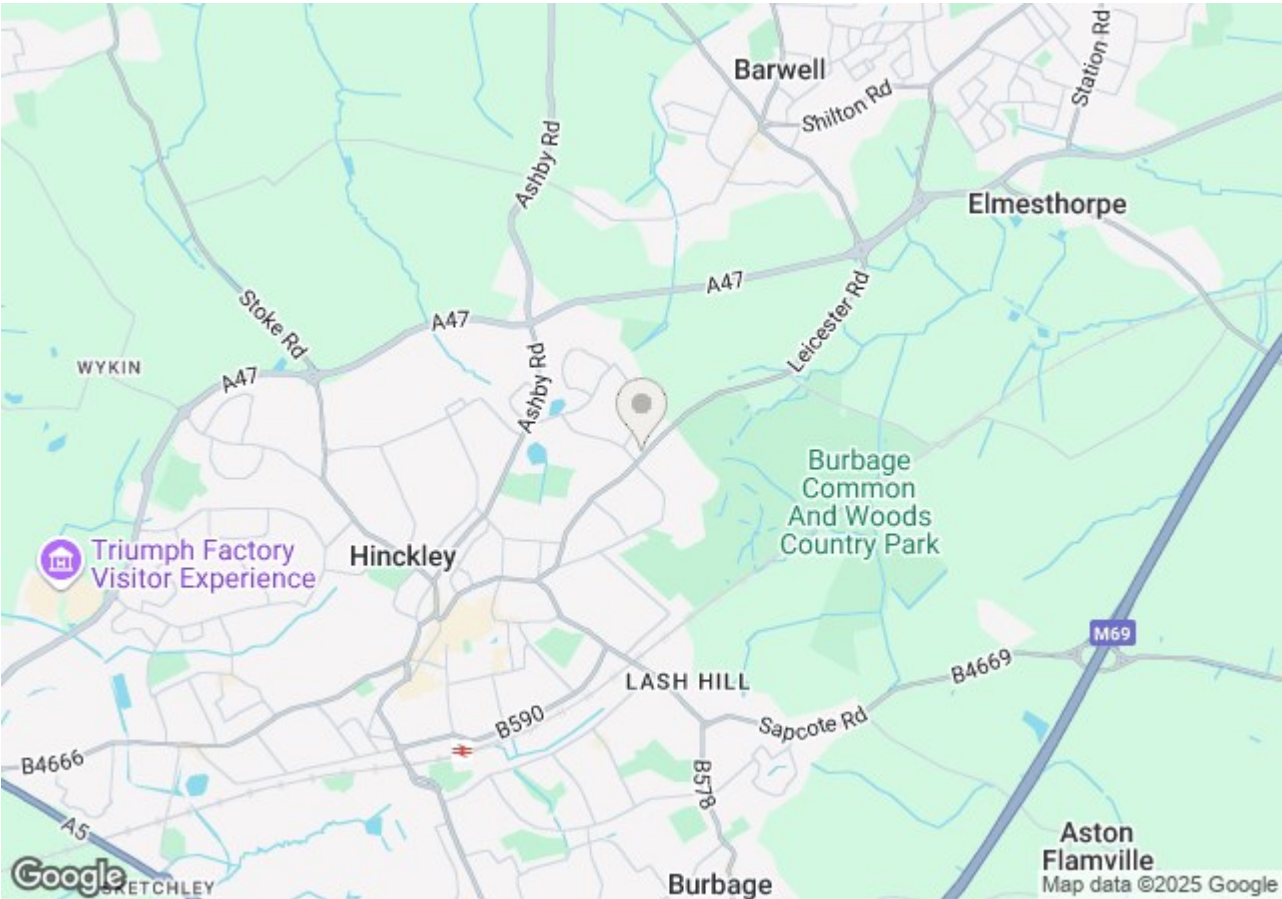


AERIAL VIEW

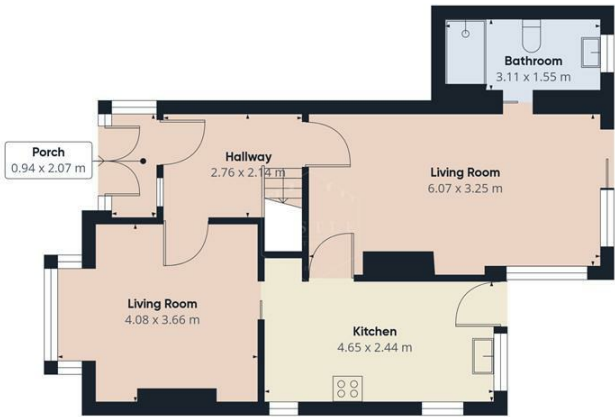


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	80
England & Wales	EU Directive 2002/91/EC 	

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		
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(21-38) F				(21-38) F	
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		50			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
94.78 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.

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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
