

# CASTLE ESTATES

1982

**A WELL PRESENTED AND SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PARKING AND GOOD SIZED PRIVATE REAR GARDEN SITUATED IN POPULAR TOWN CENTRE LOCATION**



**14 NUTTS LANE  
HINCKLEY LE10 0NT**

**Offers In Excess Of £245,000**

- Good Sized Entrance Hall
- Well Fitted Galley Style Kitchen
- Two Double Bedrooms & Further Bedroom
- Off Road Parking
- Popular Residential Location
- Open Plan Lounge/Dining Room
- Upvc Double Glazed Conservatory
- Family Bathroom
- Private & Mature Sizeable Rear Garden
- VIEWING ESSENTIAL



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

Welcome to this charming semi-detached house located on Nutts Lane in the popular town of Hinckley.

This property boasts entrance hall, spacious lounge/dining room, well fitted Shaker style kitchen and upvc double glazed conservatory. To the first floor there are two double bedrooms, further bedroom and family bathroom. Outside the property enjoys ample off road parking for up to three cars and a private, sizeable landscaped rear garden. Viewing is essential.

Situated in a convenient location, this property has good access to all the local road networks, shops, schools and amenities.

The property benefits from solar panels and EV charger point. Contact us today to arrange a viewing and take the first step towards owning this lovely property on Nutts Lane.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

having upvc double glazed front and side window with feature leaded lights and central heating radiator. Staircase to First Floor Landing with storage beneath.



## OPEN PLAN LOUNGE/DINING ROOM

22'3" x 10'5" (6.8m x 3.2m )

LOUNGE AREA having upvc double glazed bay window to front, feature stone fireplace with oak effect mantel, log burner and slate hearth, grey vertical central heating radiator, picture rail and tv aerial point.

DINING AREA having grey vertical central heating radiator, picture rail and further feature fireplace with electric fire. Sliding doors opening onto Conservatory.



OPEN PLAN LOUNGE/DINING ROOM



OPEN PLAN LOUNGE/DINING ROOM



OPEN PLAN LOUNGE/DINING ROOM



OPEN PLAN LOUNGE/DINING ROOM



## KITCHEN

15'8" x 6'2" (4.8m x 1.9m )

having an attractive range of Shaker style units including base units, drawers and wall cupboards, oak effect work surfaces and contrasting ceramic tiled splashbacks, inset drainer sink with chrome taps, built in electric oven, electric hob, space and plumbing for washing machine, space for fridge freezer, central heating radiator, ceramic tiled flooring, built in gas fired boiler for central heating and domestic hot water (fitted 2022), dual aspect upvc double glazed windows to side and rear garden. Upvc double glazed door to Conservatory.



KITCHEN



KITCHEN



## CONSERVATORY

8'6" x 8'6" (2.6m x 2.6m )

having ceramic tiled flooring, glass roof, upvc double glazed windows, sliding door to dining area and French doors opening onto rear garden.



## FIRST FLOOR LANDING

having spindle balustrading, access to the full boarded roof space and drop down ladder.





## BEDROOM ONE

12'9" x 9'2" (3.9m x 2.8m )

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



## BEDROOM TWO

12'1" x 10'5" (3.7m x 3.2m )

having upvc double glazed window to rear with views over garden, fitted wardrobes and central heating radiator.



### BEDROOM THREE

6'10" x 6'6" (2.1m x 2m )

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



## BATHROOM

having bath with chrome mixer taps, handheld shower and electric shower over, ceramic tiled splashbacks, oak vanity unit with built in cabinets and sink with chrome taps, low level w.c., half panelled walls, airing cupboard housing the hot water cylinder and upvc double glazed window with obscure glass.



## BATHROOM



**OUTSIDE**

There is direct vehicular access over a tarmac driveway with parking for up to three cars and EV car charger point. Private gated access leading down to a fully enclosed, private and landscaped rear garden with mature lawn, decorative planting with wild flower and shrub borders, patio area and garden shed. Not overlooked from the garden. The property benefits from Solar Panels to the side roof.



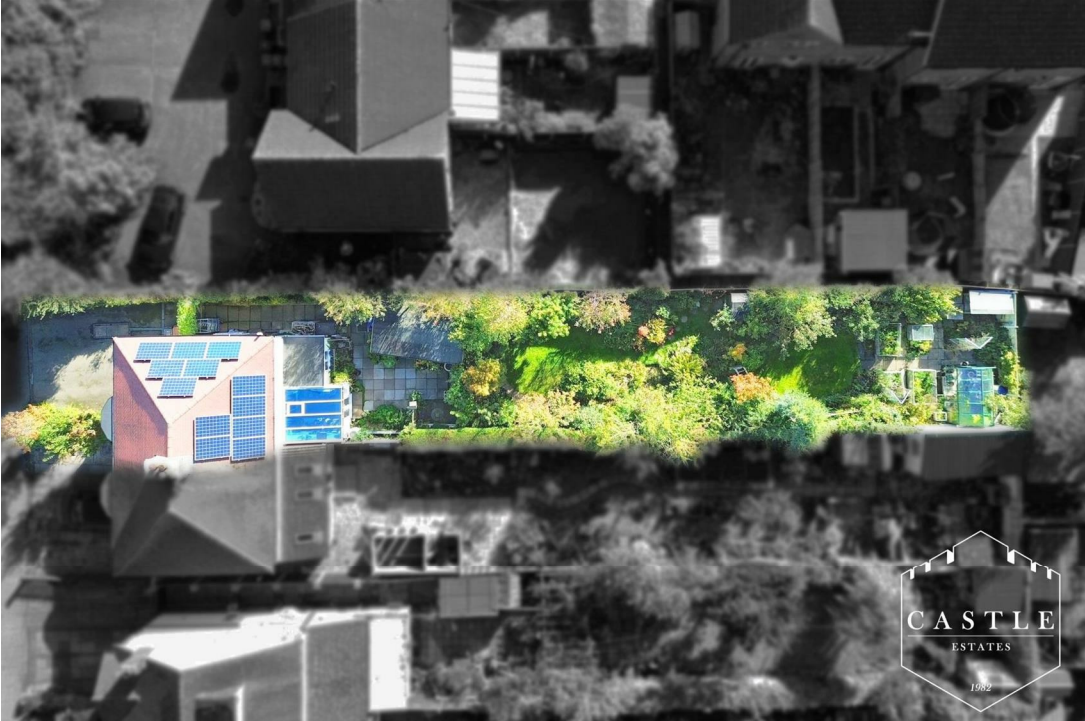
**OUTSIDE**




OUTSIDE



AERIAL VIEW




**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	

75

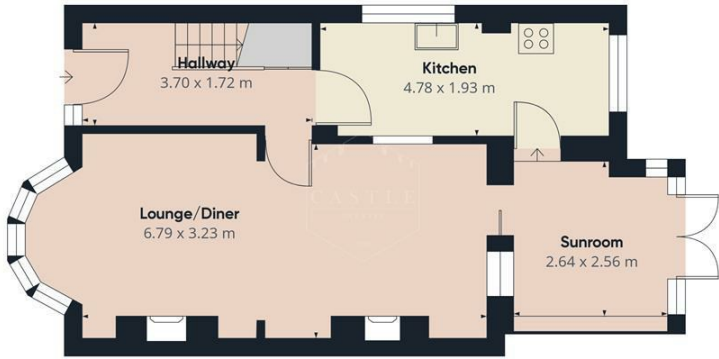
89

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
79.77 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.

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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

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