

CASTLE ESTATES

1982

A MUCH IMPROVED AND WELL PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**74 NELSON DRIVE
HINCKLEY LE10 1PH**
Offers Over £230,000

- Entrance Hall
- Attractive Dining Kitchen
- Family Bathroom
- Good Sized Private Rear Garden
- Spacious Lounge
- Two Double Bedrooms & Further Good Sized Bedroom
- Off Road Parking
- Popular Residential Location



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Nelson Drive, Hinckley - a popular location for this much improved semi-detached house!

As you step inside, you'll be greeted by an entrance hall, spacious lounge and recently refitted dining kitchen, perfect for relaxing with family or entertaining guests. With good sized three bedrooms, there's ample space for a growing family and a well-maintained bathroom.

Outside the property enjoys off road parking, lawned gardens front and rear. The rear garden being very private backing onto a green.

Located in convenient area of Hinckley, this house provides easy access to local amenities, schools and parks, making it an ideal choice for those seeking a convenient yet peaceful lifestyle.

Don't miss the opportunity to make this house your home - book a viewing today !

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having upvc double glazed front door, central heating radiator and half panelled walls. Staircase to the First Floor Landing.



LOUNGE

12'5" x 12'9" (3.8m x 3.9m)

having central heating radiator, tv aerial point, coved ceiling and upvc double glazed window to front.



LOUNGE



DINING KITCHEN

15'8" x 9'10" (4.8m x 3m)

having range of recently refitted contemporary units including base units, drawers and wall cupboards, oak effect contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in electric oven, four ring gas hob with extractor fan, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, two central heating radiators, under stairs storage cupboard with space for tumble dryer, oak effect flooring, panelled feature walling, bespoke fitted bench, upvc double glazed window to rear and upvc double glazed door to side leading to rear garden.



DINING KITCHEN



DINING KITCHEN



FIRST FLOOR LANDING

having access to the part boarded roof space.



BEDROOM ONE

11'1" x 9'6" (3.4m x 2.9m)

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



BEDROOM TWO

8'10" x 8'6" (2.7m x 2.6m)

having central heating radiator, half panelled feature wall and upvc double glazed window to rear overlooking rear green area.



BEDROOM THREE

8'6" x 5'10" (2.6m x 1.8m)

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



FAMILY BATHROOM

having panelled bath with electric shower over, pedestal wash hand basin, low level w.c., central heating radiator, ceramic tiled walls and vinyl flooring.



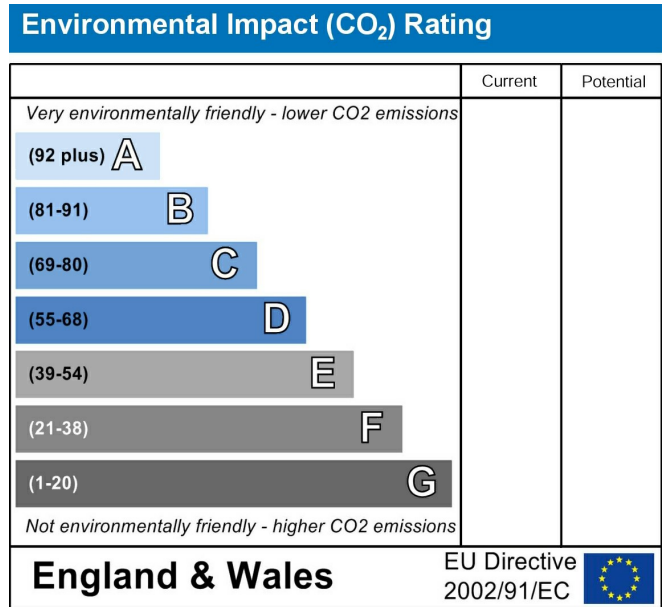
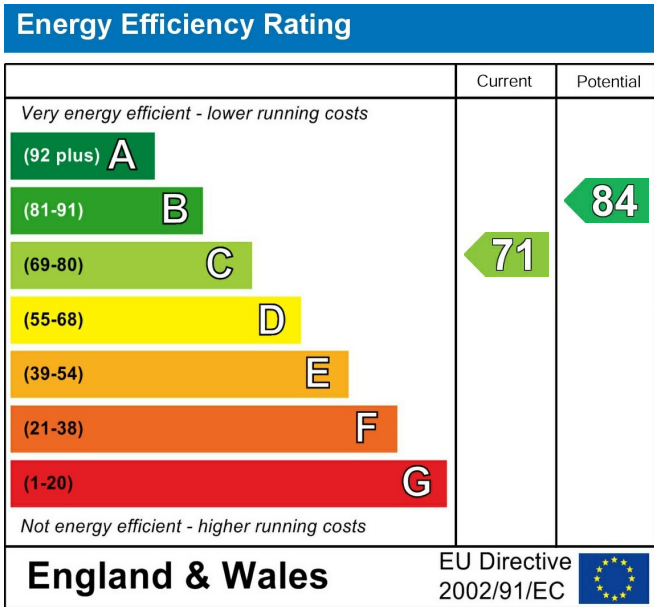
OUTSIDE

There is direct vehicular access over a tarmac driveway with off road parking for a car. A lawned foregarden. Pedestrian access via gate leading to a fully enclosed private rear garden with patio area, lawn, raised flower borders, well fenced boundaries and garden shed. Not overlooked from the rear backing onto a green area to rear.



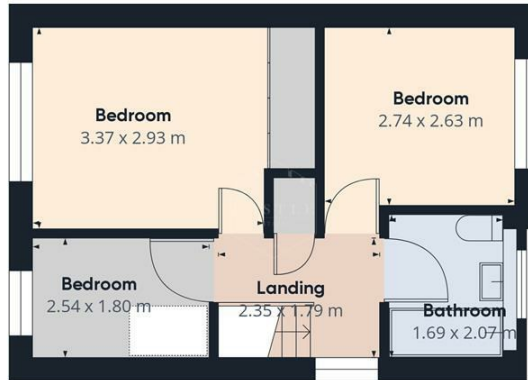
OUTSIDE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(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	

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⁾
63 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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
