

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL PRESENTED THREE/FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH OFF ROAD PARKING AND A LARGE PRIVATE REAR GARDEN**



**23 HENRY STREET  
HINCKLEY LE10 0HA**

**Offers Over £210,000**

- Entrance Hall
- Spacious Lounge/Dining Room
- Ground Floor Bathroom
- First Floor Shower Room
- Sizeable & Well Tended Private Gardens
- Well Fitted Kitchen
- Ground Floor Office/Bedroom Four
- Three Good Sized Bedrooms
- Off Road Parking
- VIEWING ESSENTIAL



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

Welcome to Henry Street, Hinckley - a convenient location for this spacious three/ four bedroom semi-detached house.

This property boasts an entrance hall, well fitted kitchen, spacious lounge/dining room, ground floor office/bedroom four, bathroom and a useful utility/garage space. To the first floor there are three good sized bedrooms and a shower room. Outside the property has ample off road parking and a particular feature of this property is sizeable private rear garden. Viewing is essential.

It is situated in a convenient location less than a mile from Hinckley town centre with its shops, schools and amenities. Open countryside is also close by. Those wishing to commute will find easy access to the Perimeter Road (A47), A5 and M69 junctions making travelling to further afield very good indeed.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

having upvc double glazed front door, Hive thermostat and staircase to First Floor Landing.



## KITCHEN

13'5" x 10'1" (4.09m x 3.08m )

having range of fitted base units, drawers and wall cupboards, further island unit, contrasting work surfaces and inset sink with drainer and mixer tap, space and plumbing for washing machine, built in electric oven, four ring gas hob with extractor hood over, space for tall standing fridge freezer, central heating radiator and upvc double glazed window to front.



**KITCHEN**



**OPEN PLAN LOUNGE/DINING ROOM**

21'8" max x 13'10" max (6.61m max x 4.23m max )

having original feature fireplace with open fire, two central heating radiators, wood effect flooring, tv aerial point, covered ceiling, upvc double glazed window to side and rear.



**OPEN PLAN LOUNGE/DINING ROOM**



**OPEN PLAN LOUNGE/DINING ROOM**



**REAR HALL**

Leading to

## UTILITY/GARAGE SPACE

20'2" x 8'2" (6.16m x 2.51m )

having upvc double glazed door with obscure glass to front.



## INNER HALL

**OFFICE/BEDROOM FOUR**

9'10" x 9'1" (3.02m x 2.77m )

having electric wall mounted heater and two upvc double glazed windows to side.



**OFFICE/BEDROOM FOUR**



**OFFICE/BEDROOM FOUR**



**BATHROOM**

6'7" x 5'0" (2.01m x 1.53m)

having low level w.c., wash hand basin, panelled bath with shower screen over and electric shower over, ceramic tiled splashback, extractor fan and white heated towel rail.





## FIRST FLOOR LANDING

having access to the part boarded roof space and upvc double glazed window to side with obscure glass.

## BEDROOM ONE

10'5" x 10'1" (3.20m x 3.08m )

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



## BEDROOM ONE



## BEDROOM TWO

7'8" x 7'3" (2.34m x 2.21m )

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



### BEDROOM THREE

7'8" x 6'0" (2.36m x 1.85m )

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



## SHOWER ROOM

8'10" x 4'3" (2.71m x 1.30m )

having corner shower cubicle with rain shower over, low level w.c., wash hand basin, central heating radiator, ceramic tiled splashbacks, built in airing cupboard and upvc double glazed window to front with obscure glass.



**OUTSIDE**

There is off road parking for two cars. A fully enclosed sizeable rear garden with patio area and built in barbecue area, lawn, mature borders and further vegetable plot and seating area. Timber shed.



**OUTSIDE**



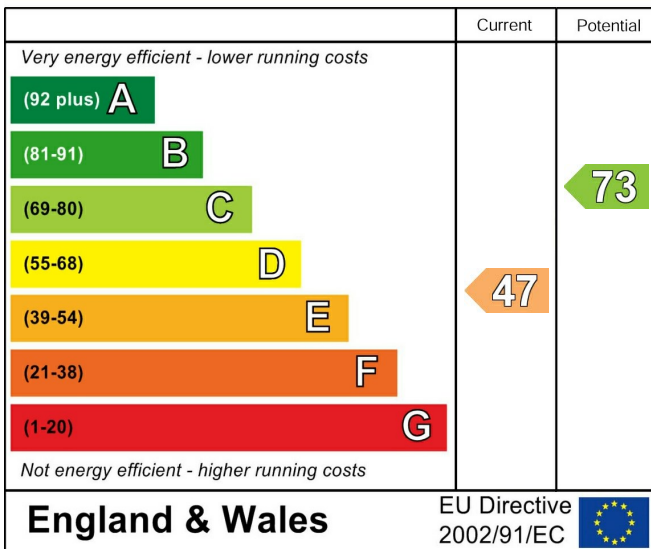
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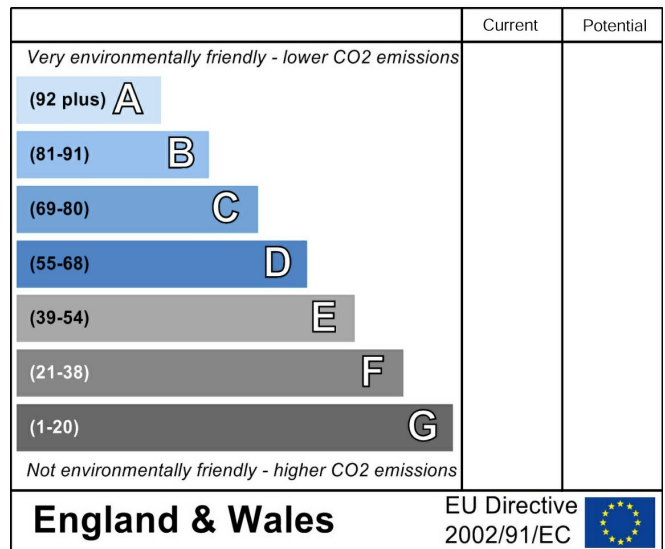
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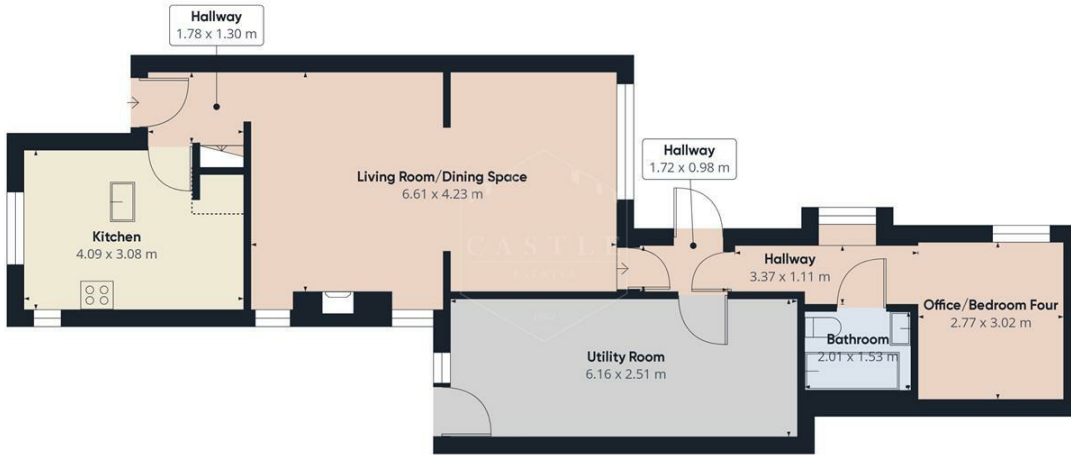
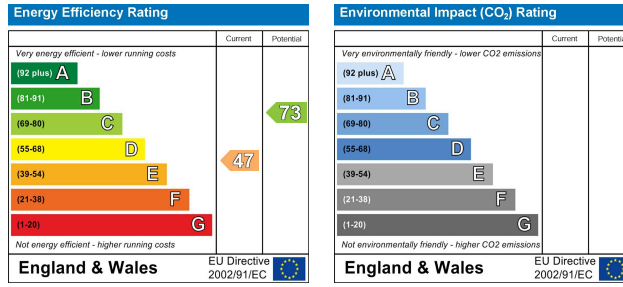


### Energy Efficiency Rating



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





Approximate total area<sup>(1)</sup>  
101.21 m<sup>2</sup>  
Reduced headroom  
0.72 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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

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