

# CASTLE ESTATES

1982

**\*\* NO CHAIN \*\* A WELL PRESENTED AN TWO BEDROOMED END TOWNHOUSE  
SITUATED IN A SOUGHT AFTER HINCKLEY LOCATION**



**16 STONEYGATE DRIVE  
HINCKLEY LE10 1TD**

**Offers Over £190,000**

- Attractive Lounge
- Two Good Sized Bedrooms
- Easy To Maintain Gardens
- Ample Off Road Parking
- Newly Fitted Breakfast Kitchen
- Newly Fitted Bathroom
- Brick Built Garage On Bloc
- Popular Residential Location



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A TWO BEDROOMED END TOWNHOUSE WITH GARAGE ON BLOCK SITUATED IN A SOUGHT AFTER HINCKLEY LOCATION - LOUNGE. KITCHEN. BATHROOM. GARDENS FRONT AND REAR.

## VIEWING

By arrangement through the Agents.

## DESCRIPTION

A well presented end townhouse enjoys many attractive features and viewing is highly recommended. The accommodation consists attractive lounge to front and a well fitted kitchen, two good sized bedrooms and bathroom. Outside there are gardens front and rear with garage on block.

Hinckley town centre is within easy distance with its shops, schools and amenities including Asda Superstore. Commuting via the A47 Northern Perimeter Road to the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND & TENURE

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

## LOUNGE

14'5" x 12'5" (4.4m x 3.8m )

having grey laminated wood effect flooring, tv aerial point, central heating radiator, upvc double glazed front door and upvc double glazed bay window overlooking the front garden.





LOUNGE



## BREAKFAST KITCHEN

12'5" x 9'10" (3.8m x 3m)

having a range of newly fitted pale grey units including base units, drawers and wall cupboards, matching granite effect work surfaces and contemporary ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap, built in electric oven and grill, four ring ceramic hob, space for washing machine, grey laminated wood effect flooring, breakfast bar, central heating radiator, inset spot lighting, upvc double glazed side window and upvc double glazed French door to garden.



## BREAKFAST KITCHEN

## FIRST FLOOR LANDING

having access to the roof space.

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## BEDROOM ONE

12'5" x 9'10" (3.8m x 3m)

having central heating radiator, built in storage cupboard with shelving and fitted carpet.



## BEDROOM TWO

9'10" x 6'6" (3m x 2m )

having central heating radiator, fitted carpet, built in linen storage cupboard and further cupboard housing the gas fired boiler for central heating and domestic hot water.





## BATHROOM

6'6" x 5'6" (2m x 1.7m )

having a fitted white suite including panelled bath with shower over and screen, pedestal wash hand basin, low level w.c., chrome ladder style heated towel rail, inset ceiling lighting, extractor fan, fully tiled walls and vinyl flooring.



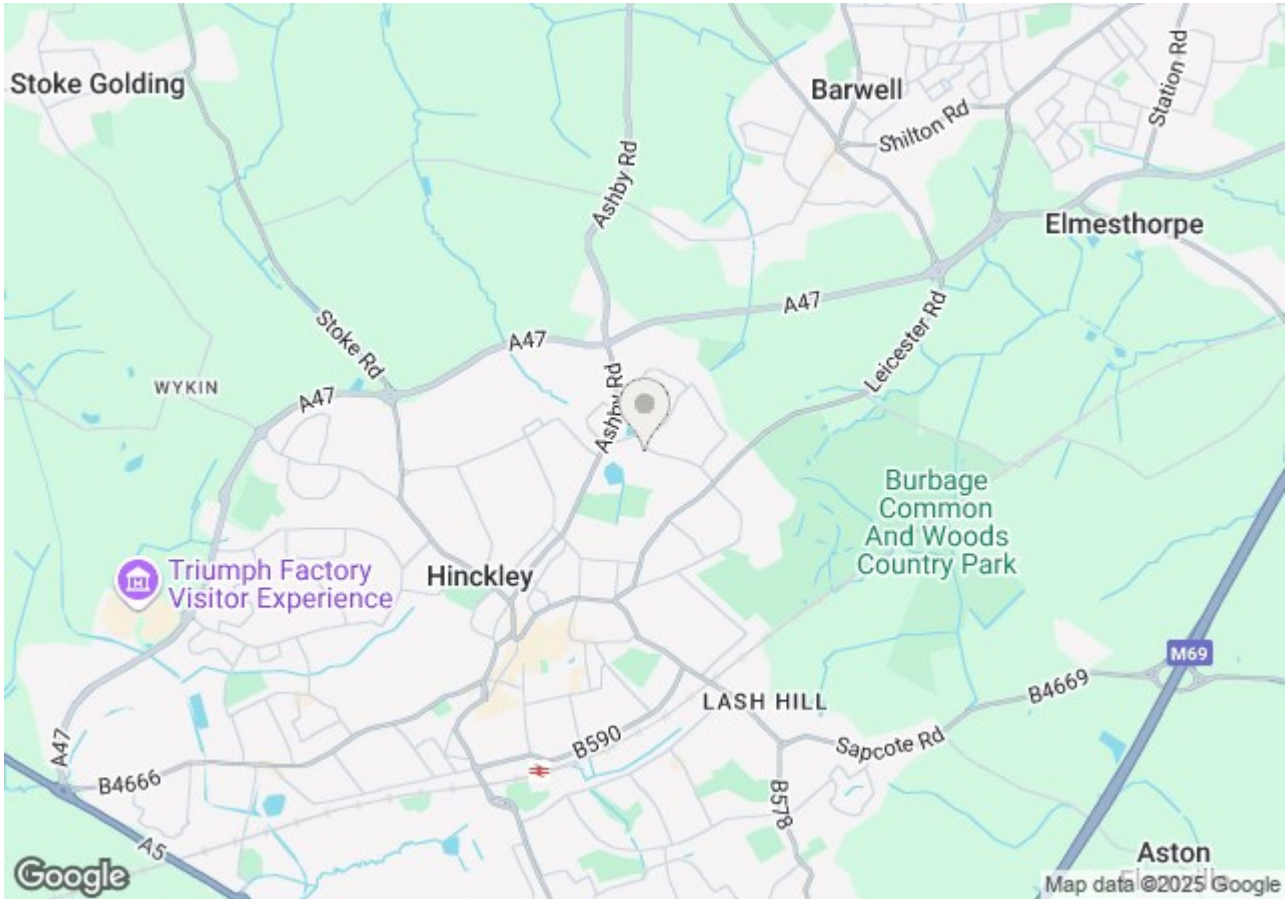
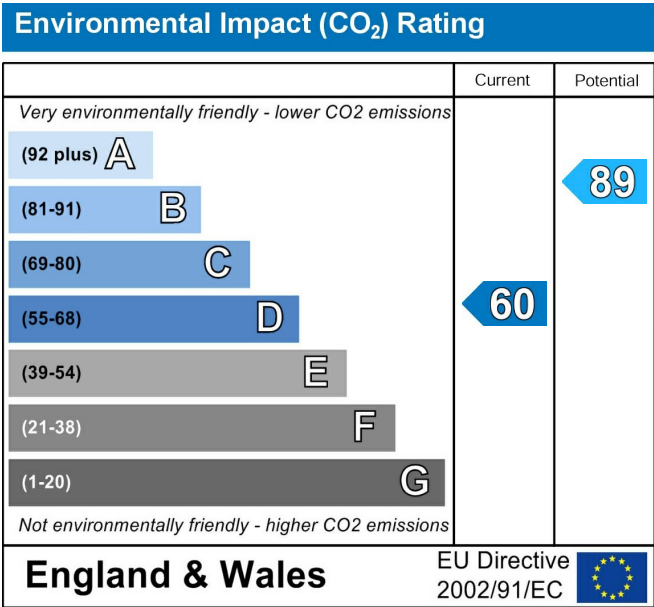
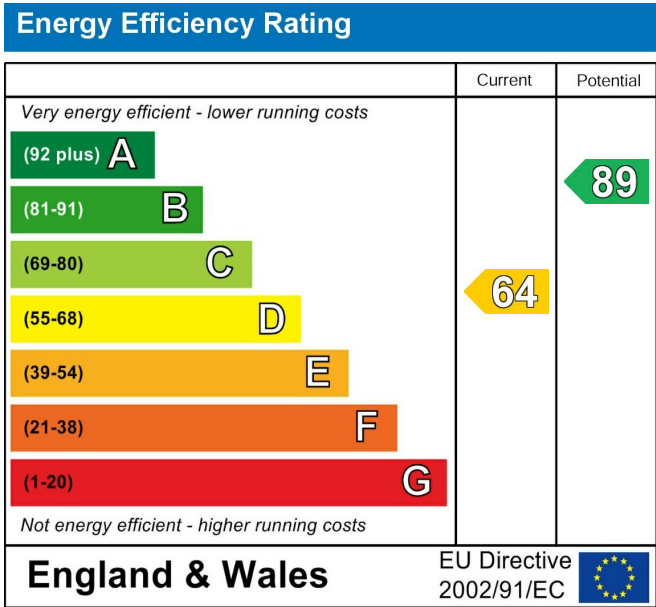
## OUTSIDE

There is a washed pebble foregarden. Pedestrian access to a fully fenced hard landscaped rear garden. BRICK BUILT GARAGE EN BLOC.



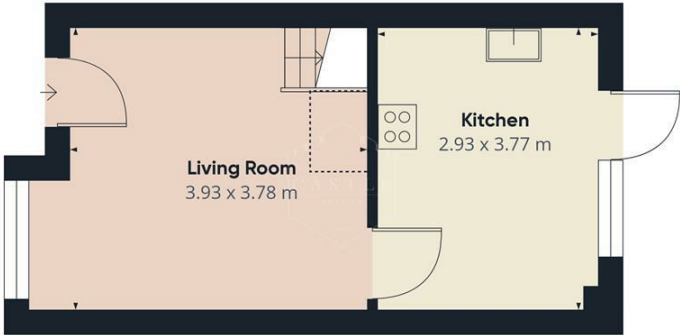
## OUTSIDE

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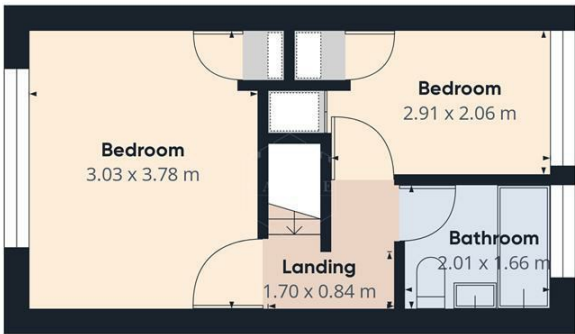




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89	(92 plus) A		89
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D	60	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
50.49 m<sup>2</sup>  
Reduced headroom  
0.8 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.  
GIRAFFE 360

## **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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