

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED MID TOWNHOUSE SITUATED IN  
POPULAR AND CONVENIENT LOCATION**



**13 ZEALAND CLOSE  
HINCKLEY LE10 1TJ**

**Price £185,000**

- Entrance Porch To Hall
- Good Sized Dining Kitchen
- Modern Shower Room
- Rear Access To Garage
- NO CHAIN
- Attractive Lounge To Front
- Three Bedrooms
- Lawned Gardens Front & Rear
- Popular & Convenient Location
- VIEWING ESSENTIAL



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**\*\* No Chain \*\*** This townhouse presents an excellent opportunity for those seeking a comfortable family home or an ideal investment opportunity. Viewing is essential.

The accommodation boasts entrance porch to hall, lounge to front, well fitted dining kitchen, three bedrooms and a modern shower room. Outside there are lawned gardens front and rear.

This property benefits from its proximity to local amenities, schools, and parks, making it an ideal choice for families. Those needing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

Do not miss the chance to make this lovely property your new home.

### **VIEWING**

By arrangement through the Agents.

### **DESCRIPTION**

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### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE PORCH**

having upvc double glazed front door with stained glass window. Further upvc double glazed door to Hall.

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## HALL

having central heating radiator. Staircase to the First Floor Landing.





## LOUNGE

14'6" max x 12'2" max (4.44m max x 3.72m max )

having upvc double glazed picture window to front, feature fireplace with electric fire, marble effect surround and hearth, central heating radiator, tv aerial point and wall light points.



## LOUNGE



## KITCHEN

15'1" x 10'2" (4.62m x 3.12m )

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset single drainer sink with mixer tap, space for cooker, space and plumbing for washing machine, space fridge freezer, central heating radiator, gas fired boiler for central heating and domestic hot water, under stairs storage cupboard, upvc double glazed window and door opening onto the rear garden.



## KITCHEN



## FIRST FLOOR LANDING

having access to the roof space and built in airing cupboard.





## BEDROOM ONE

12'7" x 8'5" (3.85m x 2.58m )

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



## BEDROOM TWO

10'1" x 8'5" (3.08m x 2.57m )

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





### BEDROOM THREE

9'8" x 6'5" (2.96m x 1.98m )

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



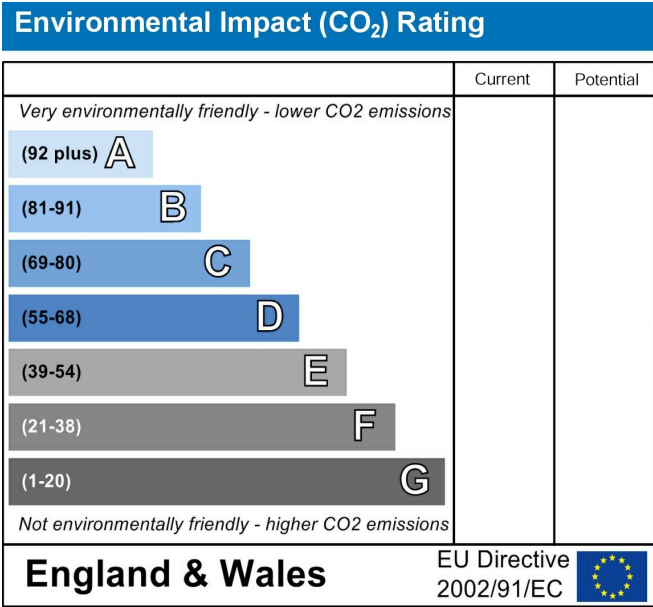
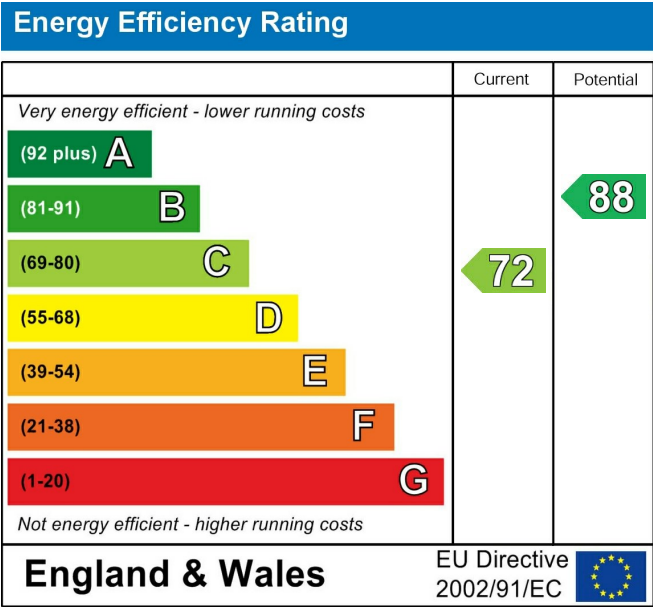
### BATHROOM

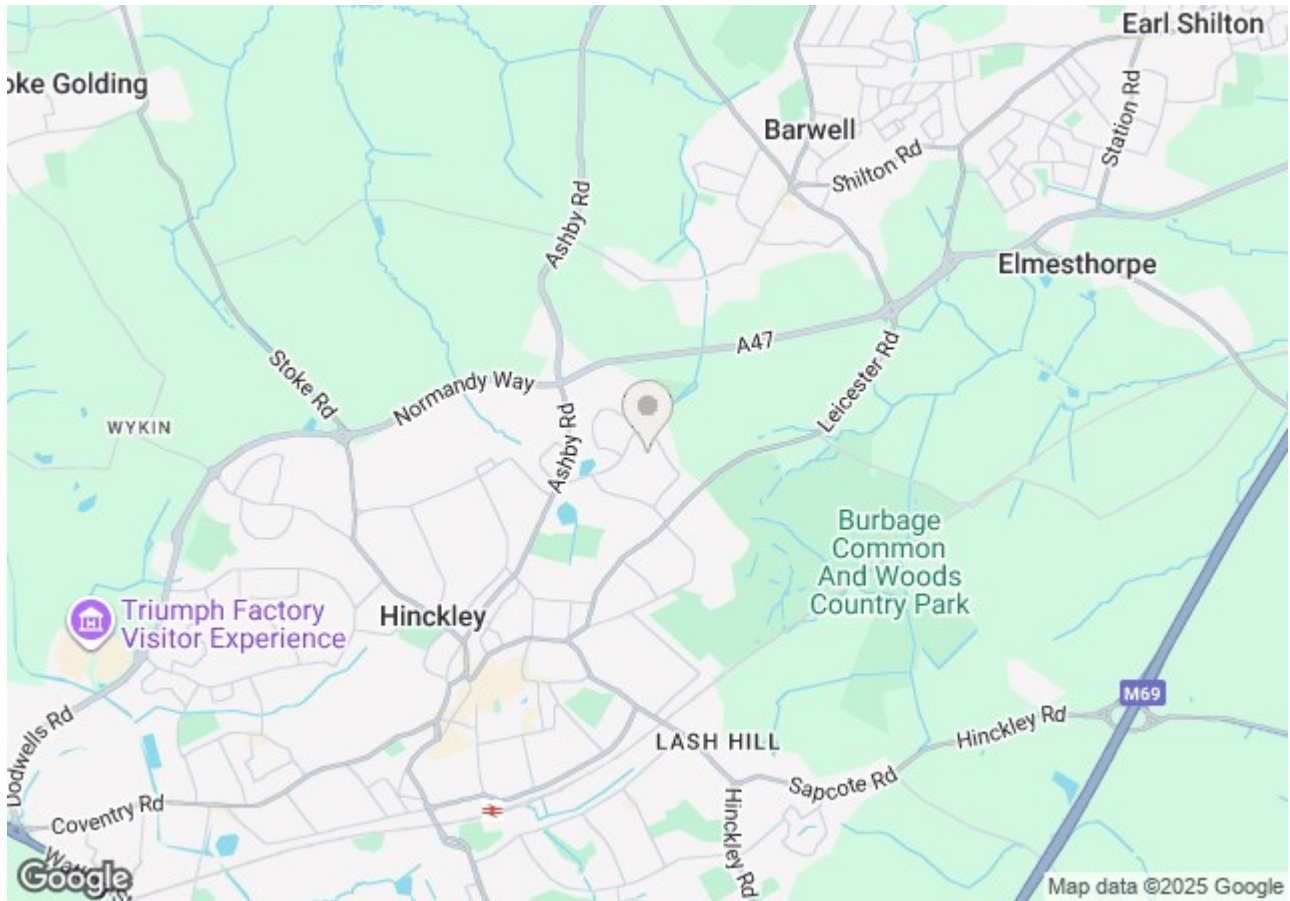
6'1" x 6'4" (1.87m x 1.94m )

having low level w.c., wash hand basin, corner shower cubicle with electric shower over, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window to rear with obscure glass.

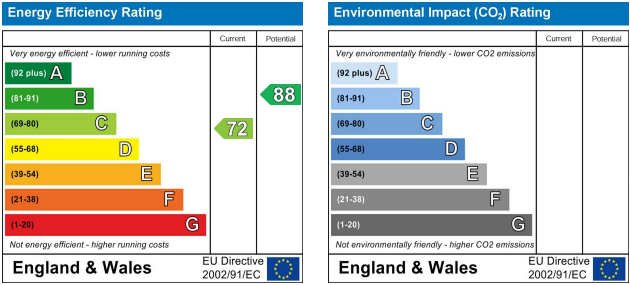
### OUTSIDE

There is a lawned foregarden with path leading to entrance porch. A low maintenance garden to rear having stone area, lawn, well fenced boundaries and gated rear access to Garage en bloc (second on right with black door).

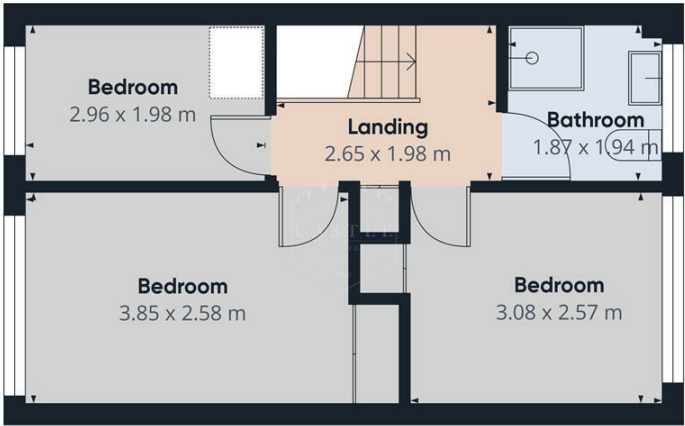








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
67.28 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.

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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