

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A QUIET CUL-DE-SAC LOCATION**



**21 TURNER DRIVE  
HINCKLEY LE10 0GU**

**Offers In Excess Of £260,000**

- Newly Fitted Kitchen
- Upvc Double Glazed Sun Room
- Contemporary Fitted Shower Room
- Integral Garage/Store
- Attractive Lounge
- Three Double Bedrooms
- Ample Off Road Parking
- Private Easy To Maintain Gardens



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This tastefully presented and much improved semi-detached family residence presents an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-maintained exterior, the property boasts a warm and welcoming atmosphere.

Inside, you will find a newly fitted kitchen with integrated appliances, attractive lounge opening onto a good sized upvc double glazed sun room. The first floor features three double bedrooms and contemporary fitted shower room. Outside the property has ample off road parking, integral garage and easy to maintain private rear garden.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and parks, making it an ideal choice for families. Do not miss the chance to make this charming property your own.

### **VIEWING**

By arrangement through the Agents.

### **DESCRIPTION**

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### **COUNCIL TAX BAND, TENURE, FIXTURES & FITTINGS**

Hinckley and Bosworth Borough Council - Band B

All carpets, blinds and built in/integrated appliances will be included in the purchase.

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## KITCHEN

16'0" x 9'2" (4.9m x 2.8m )

having an attractive range of dark navy units including ample base units, drawers and wall cupboards with under lighting, white quartz work surfaces and upstand, inset sink with mixer tap, built in electric oven and microwave, gas hob with stainless steel splashback and cooker hood over, integrated dishwasher, integrated washing machine, integrated tumble dryer, integrated fridge freezer, breakfast bar with seating for two, central heating radiator, LED lighting, tiled effect flooring, upvc double glazed window to front and upvc double glazed door to front.



## KITCHEN



## UTILITY ROOM

8'2" x 7'6" (2.5m x 2.3m )

Originally a part of the garage having range of fitted units including base units and wall cupboards, fly over work surfaces, central heating radiator, tiled effect flooring, gas fired combination boiler for central heating and domestic hot water.



## LOUNGE/DINING ROOM

18'0" x 11'9" (5.5m x 3.6m )

having feature fireplace with gas fire, two central heating radiators, tv aerial point, upvc double glazed window and double doors opening onto Sun Room. Spindle balustraded staircase to First Floor Landing.



## LOUNGE/DINING ROOM



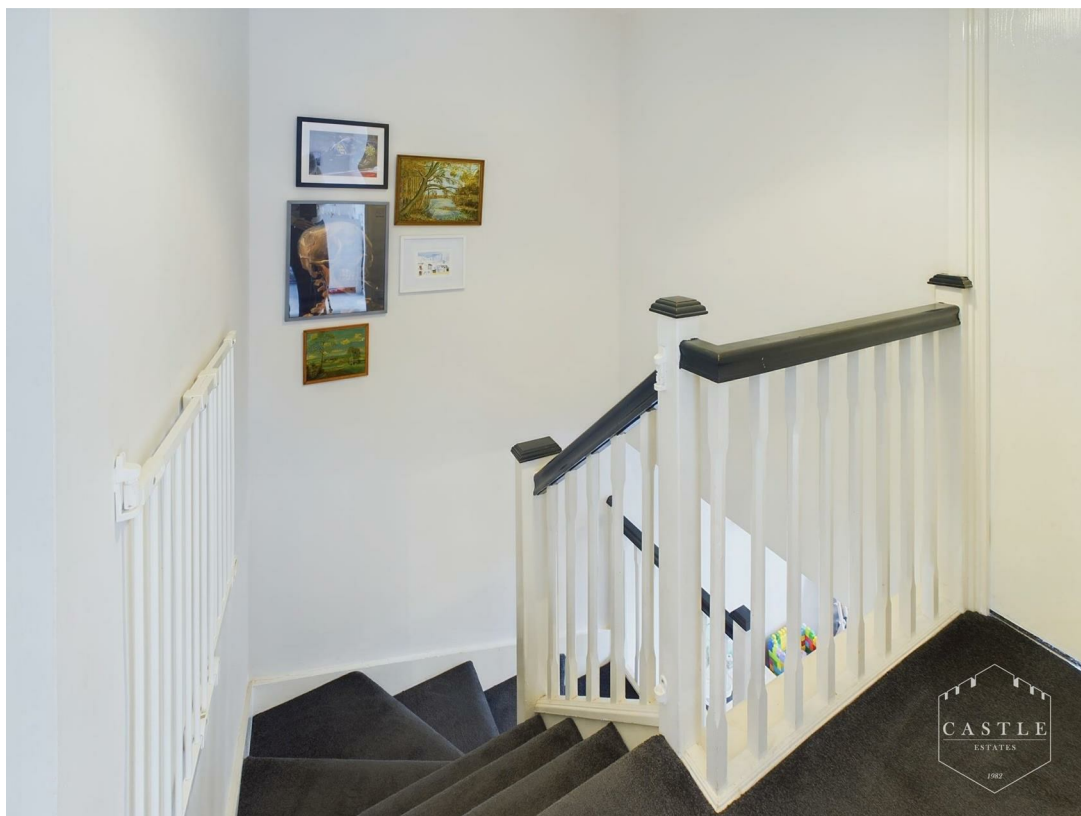
## SUN ROOM

8'10" x 8'2" (2.7m x 2.5m )

having central heating radiator, tiled effect flooring, upvc double glazed windows and French doors opening onto the rear garden.



## FIRST FLOOR LANDING



## BEDROOM ONE

11'9" x 9'6" (3.6m x 2.9m )

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





## BEDROOM TWO

9'10" x 9'6" (3m x 2.9m )

having access to the roof space with drop down ladder and built in shelving, central heating radiator and upvc double glazed window to front.





### BEDROOM THREE

8'2" x 8'2" (2.5m x 2.5m )

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



## BATHROOM

8'2" x 4'3" (2.5m x 1.3m )

having modern contemporary suite including shower cubicle with handheld and rain shower over, integrated low level w.c., vanity cabinets and sink with mixer tap, chrome heated towel rail, tiled effect flooring, built in storage cupboard and upvc double glazed window with obscure glass.





## OUTSIDE


There is direct vehicular access over a driveway leading to INTEGRAL GARAGE/STORE (2.8m x 2.4m) with car charging point, up and over door, power and light. Private gated access to a fully enclosed rear garden with well fenced boundaries, lawn, patio area and raised beds. Private and not overlooked.



## OUTSIDE




## Energy Efficiency Rating

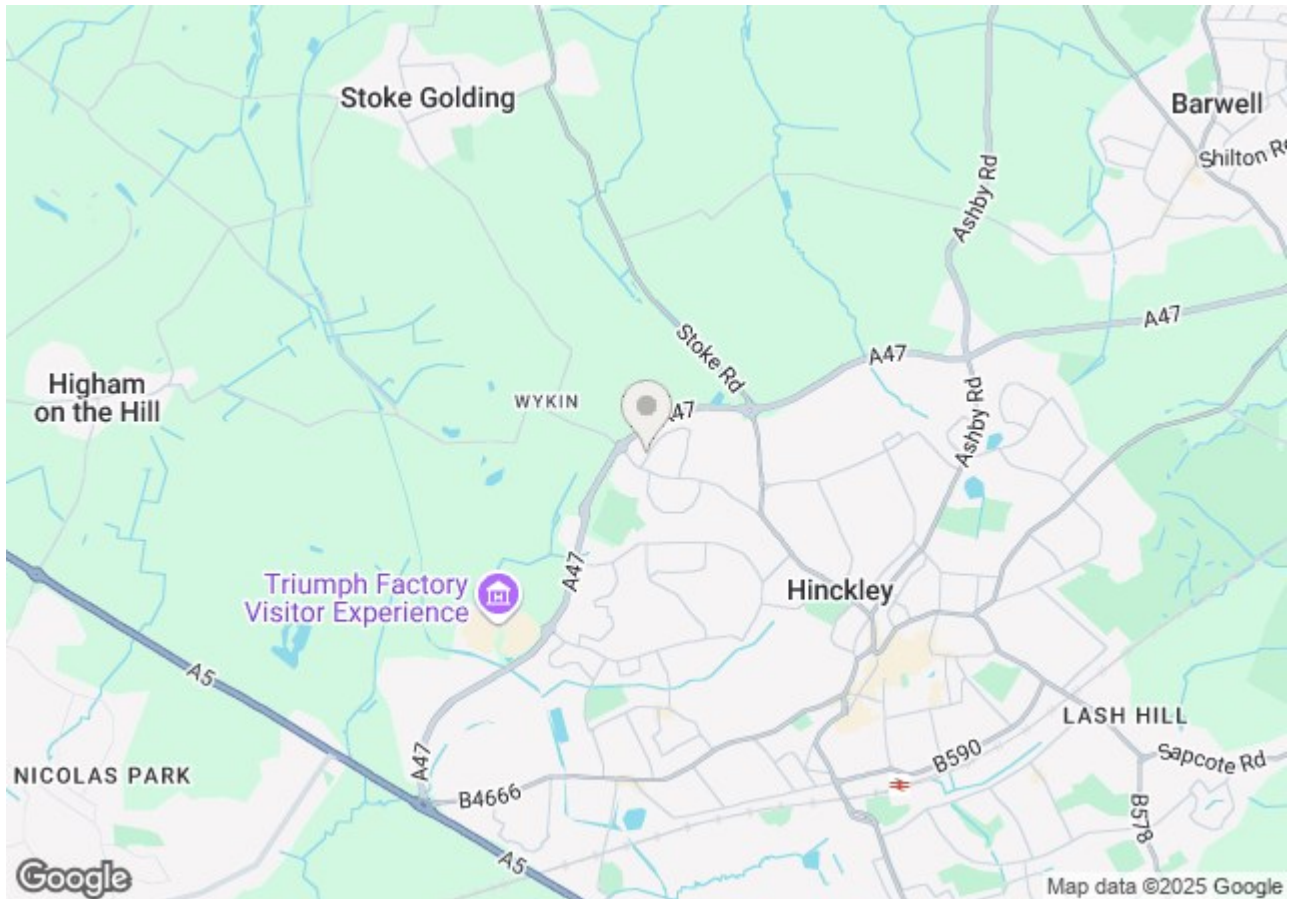
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

74

85

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

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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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		74 → 85		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(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		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
86.57 m<sup>2</sup>  
Reduced headroom  
0.73 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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