

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH IMPRESSIVE LANDSCAPED REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT LOCATION



**49 WOODLAND ROAD
HINCKLEY LE10 1JF**

Offers In Excess Of £400,000

- Impressive Entrance Hall & Guest Cloakroom
- Attractive Lounge
- Garage Storage Area & Laundry Room
- Two Ensuities & Family Bathroom
- Beautiful Landscaped Gardens
- Characterful Dining Room To Front
- Superb Open Plan Dining Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Good Sized Mature Plot



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**** VIEWING ESSENTIAL **** Nestled in the desirable Woodland Road area of Hinckley, this stunning detached house offers a perfect blend of comfort and elegance.

The house is set within beautifully landscaped gardens that are both large and mature, creating a serene outdoor space perfect for enjoying the fresh air or hosting gatherings. The gardens are a true highlight, offering a picturesque setting that enhances the overall charm of the property.

The accommodation consists of impressive hall with guest cloakroom, characterful dining room to front, attractive lounge opening on to a superb open plan dining kitchen, garage storage and laundry area. To the first floor there are three good sized bedrooms, two ensuite facilities and a family bathroom.

Conveniently located in a sought-after town centre area, residents will benefit from easy access to local amenities, shops, and schools, making it an excellent choice for families and professionals alike. Additionally, the property boasts parking for up to three vehicles, ensuring that you and your guests will never be short of space.

This spacious family-sized accommodation is not just a house; it is a home that promises comfort and style. If you are looking for a property that combines modern living with a touch of character, this delightful home on Woodland Road is not to be missed.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

13'9" x 6'10" (4.2m x 2.1m)

having solid oak front door and two side windows with feature stained glass, solid wood flooring and central heating radiator. Balustraded staircase to the First Floor Landing with storage beneath.



ENTRANCE HALL



GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin and chrome mixer tap, chrome ladder style heated towel rail and extractor fan.



DINING ROOM

12'1" x 11'1" (3.7m x 3.4m)

having upvc double glazed bay window to front with fitted blinds, feature fireplace with wooden surround, black inset and fire, central heating radiator, solid wood flooring and tv aerial point.



DINING ROOM



LOUNGE

12'9" x 11'1" (3.9m x 3.4m)

having feature solid oak beam with log burning stove beneath, solid wood flooring, central heating radiator and tv aerial point. Opening through to Open Plan Dining Kitchen.



LOUNGE



OPEN PLAN DINING KITCHEN

18'8" x 9'6" (5.7m x 2.9m)

having an excellent range of Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with chrome mixer tap and rinsing bowl, built in rangemaster style cooker with five ring gas hob and cooker hood over, integrated fridge, integrated dishwasher, breakfast bar with seating for three persons, inset LED lighting, central heating radiator, solid wood flooring, upvc double glazed window to rear with fitted blinds and upvc double glazed French doors opening onto rear garden.



OPEN PLAN DINING KITCHEN



OPEN PLAN DINING KITCHEN



OPEN PLAN DINING KITCHEN



GARAGE/STORE

having power, light, side window and wooden door. LAUNDRY ROOM having space and plumbing for washing machine,

LAUNDRY ROOM

having door to garden, space and plumbing for washing machine, gas fired boiler for central heating and domestic hot water.

FIRST FLOOR LANDING

having balustrading and upvc double glazed window to side with obscure glass.



MASTER BEDROOM

17'4" x 10'9" (5.3m x 3.3m)

having range of built in wardrobes, solid wood flooring, central heating radiator and upvc double glazed window to rear.



MASTER BEDROOM



ENSUITE SHOWER ROOM

having shower cubicle with chrome rain shower over and handheld shower, low level w.c., vanity unit with wash hand basin and cabinet, chrome ladder style heated towel rail, inset LED lighting and upvc double glazed window with obscure glass and fitted blind.



BEDROOM TWO

12'5" x 11'1" (3.8m x 3.4m)

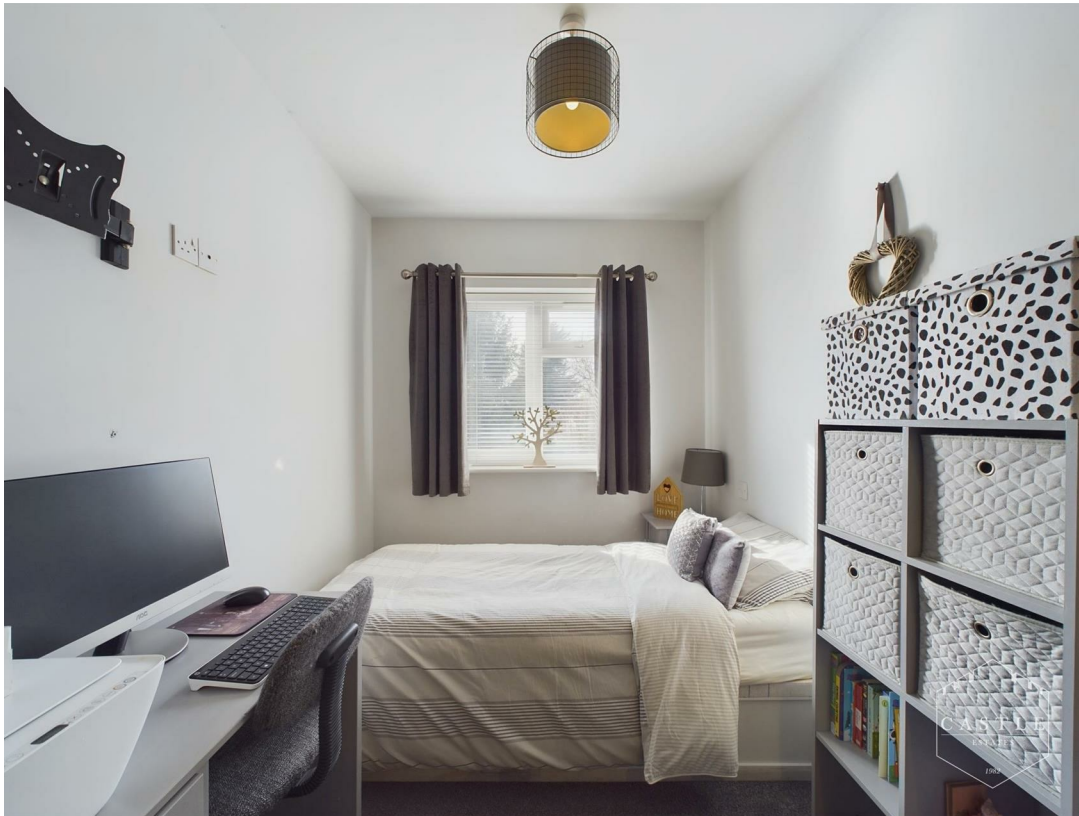
having upvc double glazed bow window to front with fitted blinds, solid wood flooring, central heating radiator, tv aerial point and picture rail.



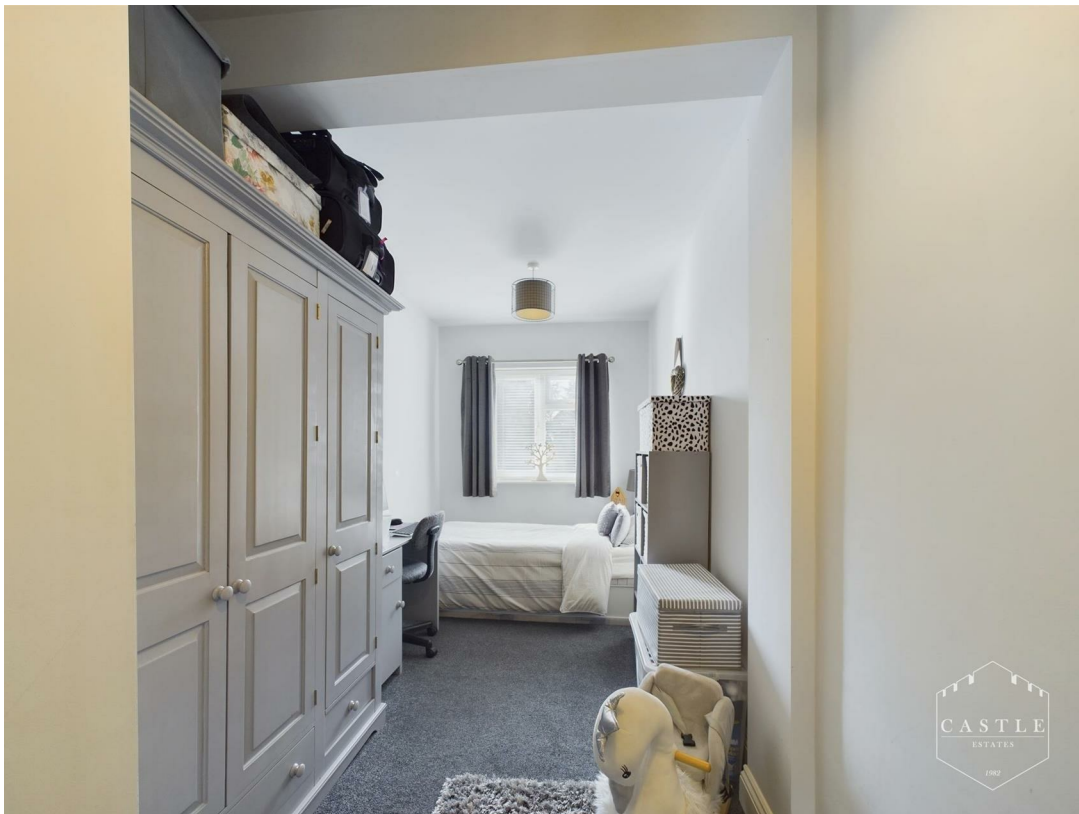
BEDROOM THREE

19'4" x 6'10" (5.9m x 2.1m)

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



BEDROOM THREE



ENSUITE SHOWER ROOM

having shower cubicle with electric shower over, vanity unit with sink, inset LED lighting and ceramic tiled splashbacks.

FAMILY BATHROOM

having P ended corner bath with chrome mixer tap and chrome electric shower over, low level w.c., vanity unit with ceramic wash hand basin and chrome mixer tap, chrome ladder style heated towel rail, inset LED lighting, ceramic tiled splashbacks, vinyl flooring and upvc double glazed window with obscure glass.



FAMILY BATHROOM



OUTSIDE

There is direct vehicular access over a block paved and gravelled driveway with standing for up to three cars. Access via the garage to a beautifully landscaped rear garden with patio area, good sized lawn with mature raised flower and shrub borders, trees, pergola area with feature decking, well fenced boundaries, Good sized vegetable area to bottom with greenhouse. WORKSHOP (4.4m x 2.5m) having power and light.



OUTSIDE



OUTSIDE



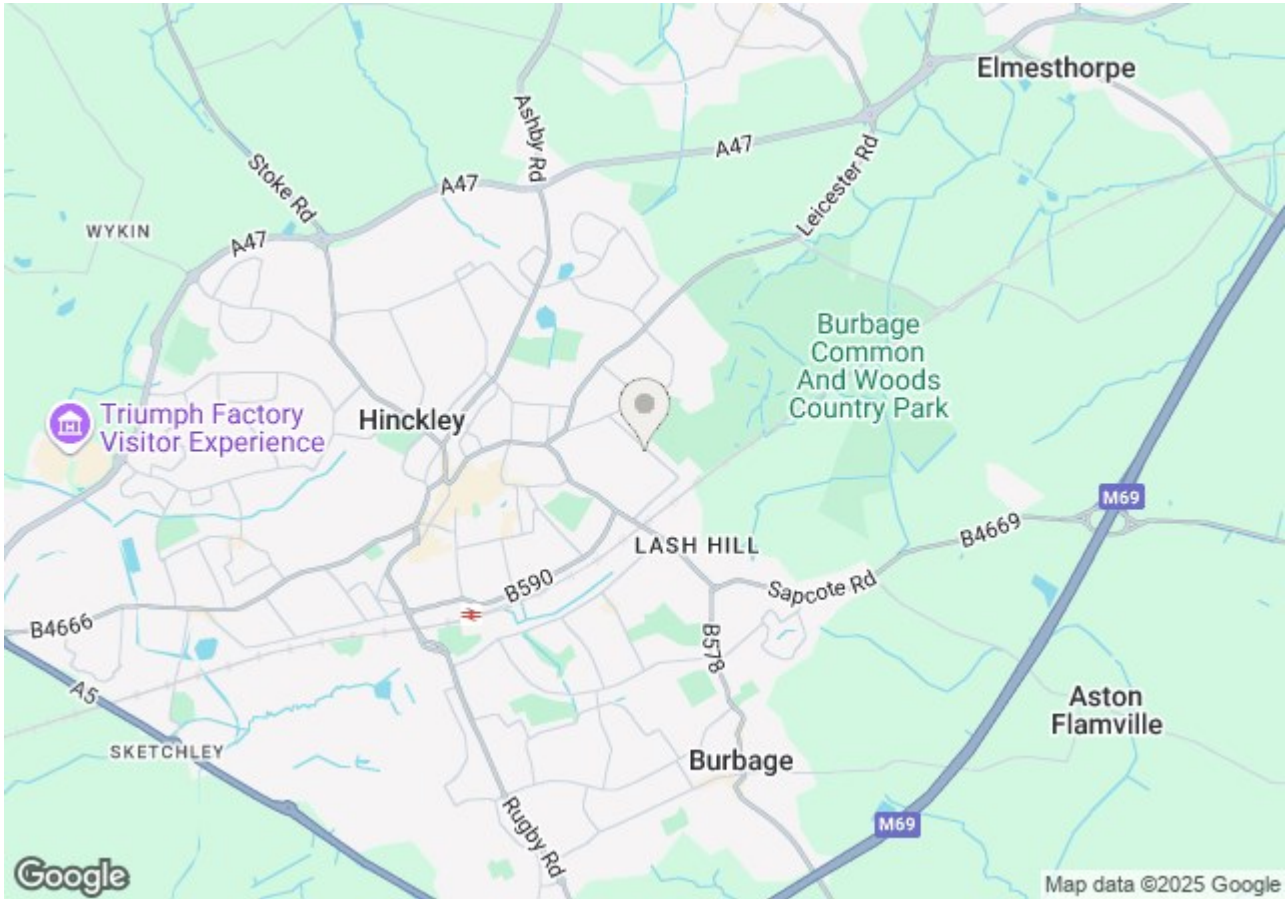
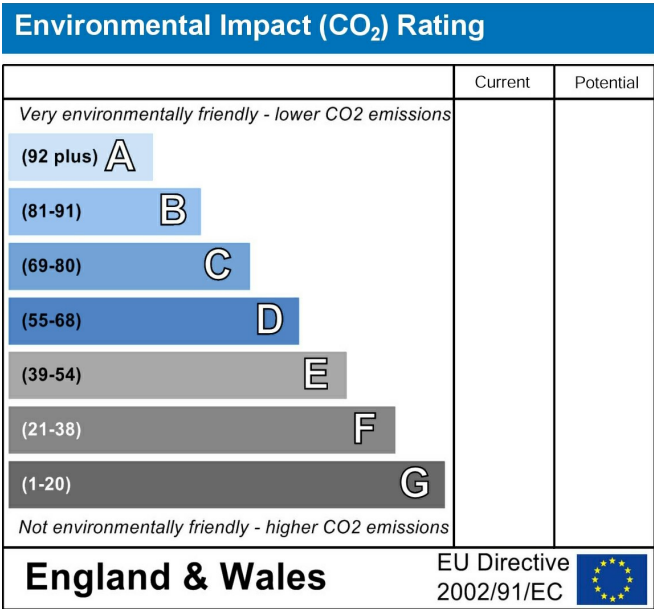
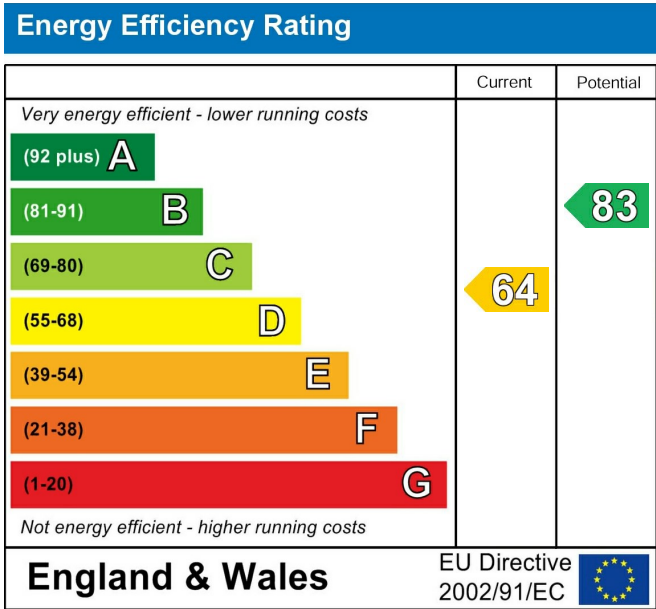
OUTSIDE - VEGETABLE PLOT


OUTSIDE - PERGOLA



OUTSIDE - AERIAL VIEW





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|---|--|---|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | 83 | | (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 | | 64 | | (21-38) F | |
| (1-20) G | | | | (1-20) G | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | |
| | |  | | | |



Approximate total area⁽¹⁾
138.24 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
