

CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED DETACHED BUNGALOW WITH OFF ROAD PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**18 SUTTON CLOSE
HINCKLEY LE10 1TW**

Offers In The Region Of £290,000

- Entrance Hall
- Well Fitted Kitchen
- Modern Shower Room
- Carport & Garage
- Lounge/Dining Room
- Two Good Sized Bedrooms
- Ample Off Road Parking
- Well Tended Gardens



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VIEWING

By arrangement through the Agents.

DESCRIPTION

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

10'11" x 5'1" (3.35m x 1.55m)

having upvc double glazed front door and side window with obscure glass, coved ceiling, wood effect flooring and central heating radiator.



LOUNGE/DINING ROOM

17'10" x 11'0" (5.45m x 3.36m)

having feature fireplace with inset fire, tv aerial point, coved ceiling, central heating radiator and upvc double glazed bow window overlooking the rear garden.



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



KITCHEN

14'4" x 7'5" (4.39m x 2.27m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in oven, four ring gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, central heating radiator, upvc double glazed window to rear and upvc double glazed side entrance door.



KITCHEN



KITCHEN



BEDROOM ONE

12'11" x 10'11" (3.94m x 3.35m)

having upvc double glazed window to front with feature leaded lights, central heating radiator and coved ceiling.



BEDROOM TWO

12'11" x 7'4" (3.94m x 2.26m)

having upvc double glazed window to front with feature leaded lights, central heating radiator and coved ceiling.



SHOWER ROOM

8'7" x 5'1" (2.62m x 1.56m)

having fully tiled shower cubicle with chrome shower over and seat, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, ceramic tiled splashbacks, upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to CARPORT and GARAGE with up and over door, power and light. A lawned foregarden with mature shrubs. A fully enclosed rear garden with patio area, steps up to lawn, well fenced and hedged boundaries, mature trees and flower borders.



OUTSIDE




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	83

England & Wales

EU Directive 2002/91/EC




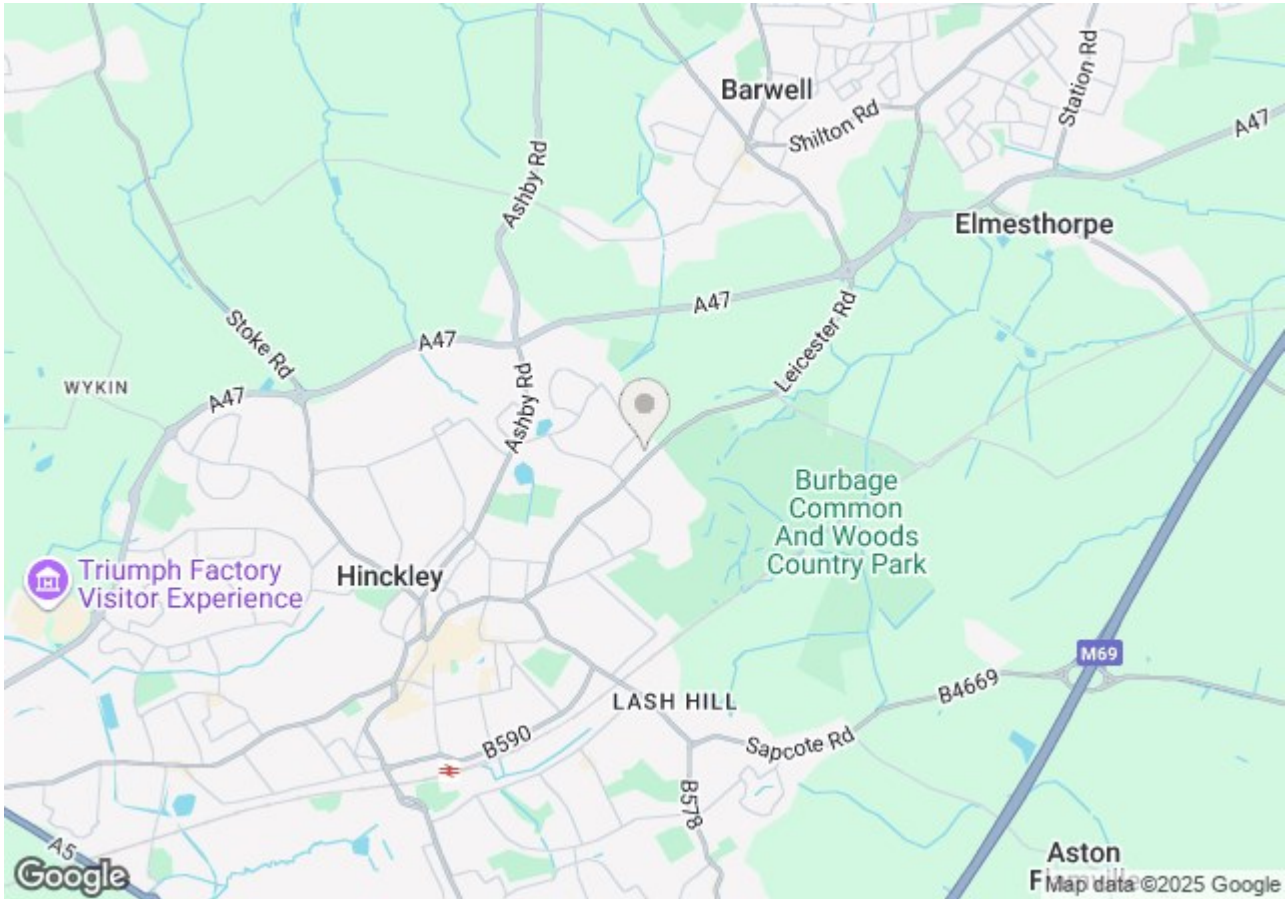
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

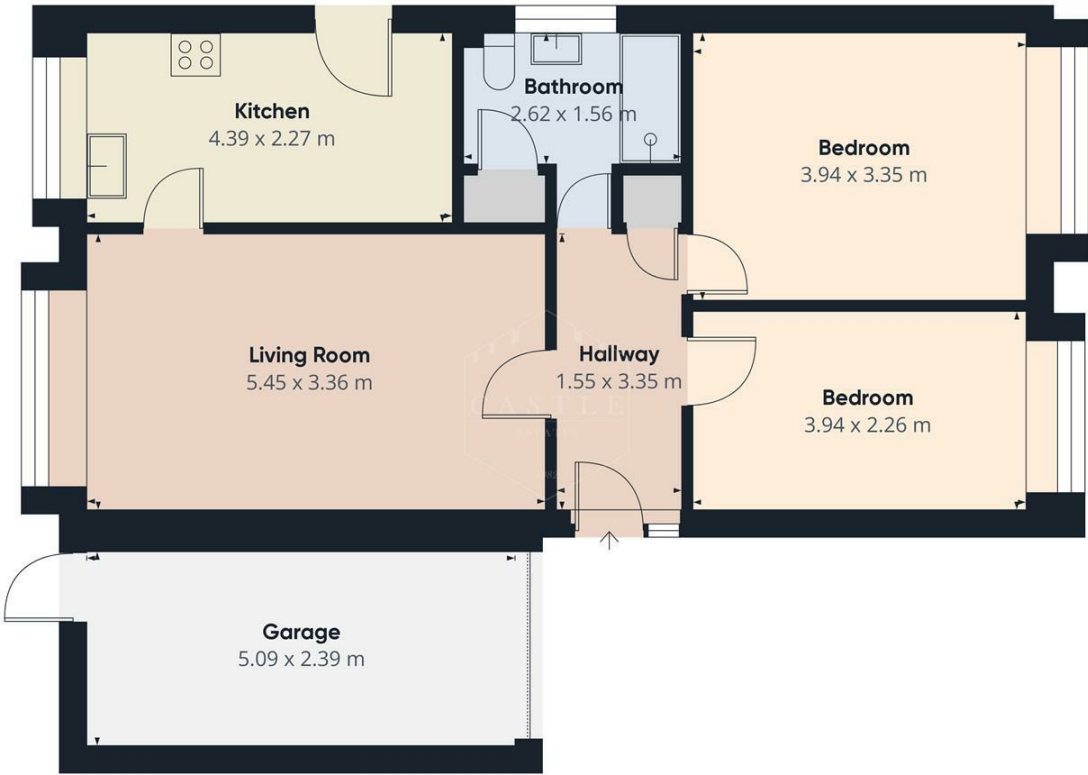
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Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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	Potential			Potential	
	83				
	65				



Approximate total area⁽¹⁾
76.19 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.

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
