

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL APPOINTED TRADITIONAL FIVE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A MOST SOUGHT AFTER TOWN CENTRE LOCATION OVERLOOKING HOLLYCROFT PARK**



## **46 HOLLYCROFT HINCKLEY LE10 0HG**

**Price £425,000**

- Entrance Vestibule Leading To Hall
- Good Sized Sitting Room
- Utility Room
- Family Bathroom
- Private Mature Rear Garden
- Characterful Lounge To Front
- Dining Area Opening Through To Kitchen
- Five Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Town Centre Location Overlooking Hollycroft Park



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Nestled in the sought-after town centre of Hinckley, this charming semi-detached house on Hollycroft offers a delightful blend of comfort and convenience. With five generously sized bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

The house boasts three well-appointed reception rooms, providing ample room for relaxation and entertainment. Whether you prefer a cosy evening in the living room, a formal gathering in the dining area, or a quiet space to read, this home caters to all your needs. Also, there is a well fitted kitchen, separate utility room and a family bathroom.

The property overlooks the Hollycroft Park, allowing you to enjoy a green space right at your doorstep. The spacious accommodation ensures that every member of the household can find their own sanctuary, while the proximity to the town centre means that shops, restaurants, and local amenities are just a short stroll away.

This semi-detached house is not just a home; it is a lifestyle choice, offering both comfort and accessibility in a vibrant community. If you are looking for a property that combines spacious living with a prime location, this is an opportunity not to be missed.

## **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band C

## **ENTRANCE VESTIBULE**

having composite front door.

## **HALL**

18'6" x 6'4" (5.65m x 1.94m)

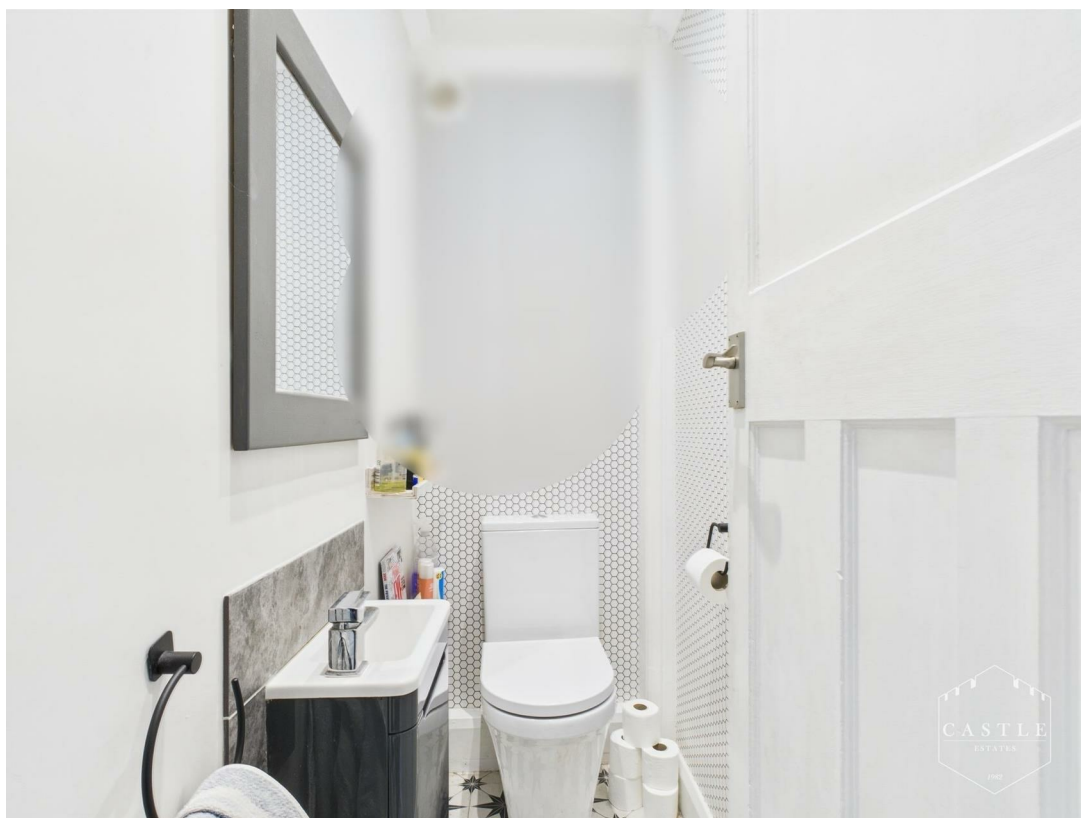
having wooden entrance door, wooden sash windows to side, coved ceiling, central heating radiator and useful under stairs storage cupboard. Spindle balustraded staircase to the First Floor Landing.





## GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, extractor fan and coved ceiling.



**LOUNGE**

14'9" x 11'10" (4.52m x 3.63m )

having feature bay window to front with stained glass, fireplace with gas fire, marble back and hearth, tv aerial point, central heating radiator, picture rail and coved ceiling.

**LOUNGE**



**SITTING ROOM**

12'5" x 11'10" (3.81m x 3.61m )

having three sash windows to rear, brick fireplace with wooden beam over and solid fuel fire, tv aerial point, central heating radiator, coved ceiling and ceiling rose.

**SITTING ROOM**

## DINING AREA

14'3" x 9'10" (4.36m x 3m )

having designer central heating radiator, inset LED lighting and aluminium double glazed Bi-Fold doors opening onto private rear garden.



## DINING AREA





## DINING AREA



## KITCHEN

12'7" x 8'3" (3.85m x 2.53)

having an attractive range of fitted units including base units and drawers, larder unit, matching work surfaces, inset Belfast sink with mixer tap and ceramic tiled splashbacks, built in rangemaster gas and electric ovens, gas and electric hob with cooker hood over, integrated dishwasher, inset LED lighting, upvc double glazed window to rear.





## KITCHEN



## UTILITY ROOM

8'5" x 5'5" (2.58m x 1.67m )

having base unit, work surfaces, space and plumbing for washing machine, space for American style fridge freezer, gas fired boiler for central heating and domestic hot water.



## **GARAGE**

10'11" x 8'5" (3.34m x 2.58m)

having up and over door, power and light.

## **FIRST FLOOR LANDING**

23'3" x 6'4" (7.09m x 1.95m)

having spindle balustrading, central heating radiator, coved ceiling, two sash windows to front and two sash windows to side.





## FIRST FLOOR LANDING



## BEDROOM ONE

14'7" x 10'5" (4.46m x 3.20m)

having central heating radiator, picture rail, coved ceiling, two sash windows to front and two sash windows to side.



## BEDROOM ONE



## BEDROOM TWO

12'1" x 12'0" (3.70m x 3.66m)

having central heating radiator, picture rail, coved ceiling and three sash windows to rear.





### BEDROOM THREE/STUDY

14'0" x 8'4" (4.29m x 2.56m )

having coved ceiling, access to the roof space, two sash windows to rear and window to side.



## BEDROOM FOUR

10'9" x 8'4" (3.30m x 2.55m)

having central heating radiator, coved ceiling and two sash windows to front.

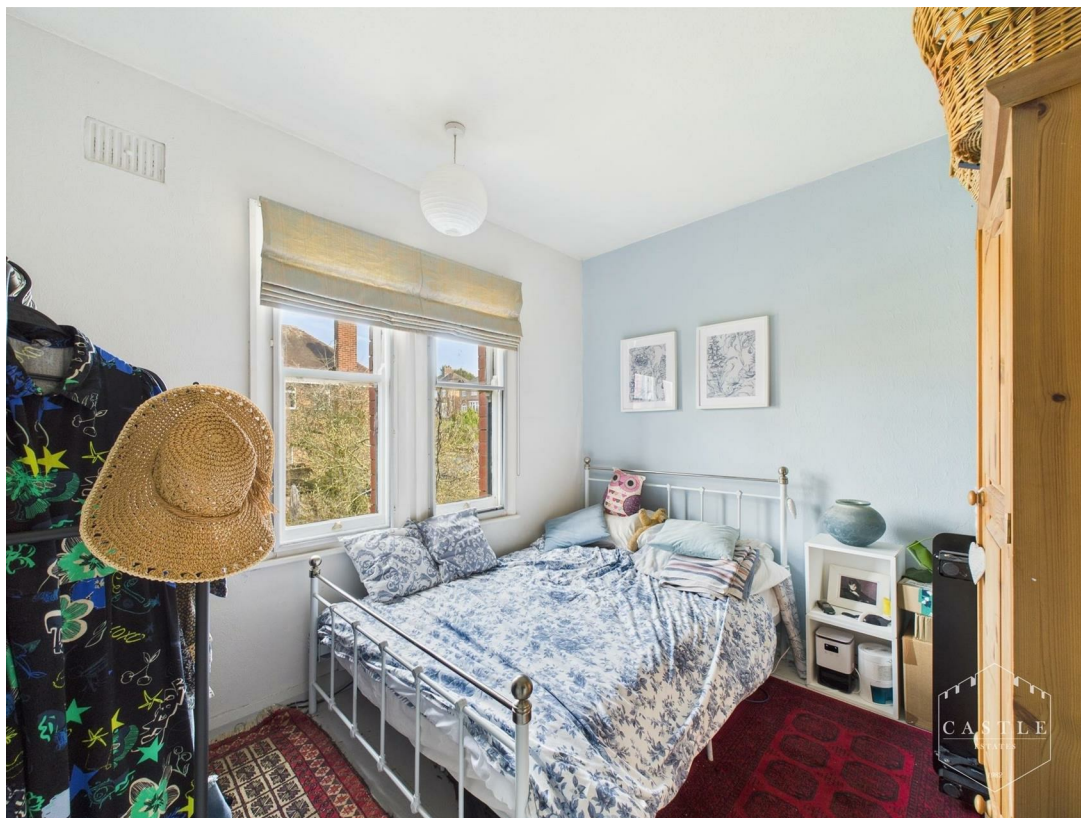




## BEDROOM FIVE

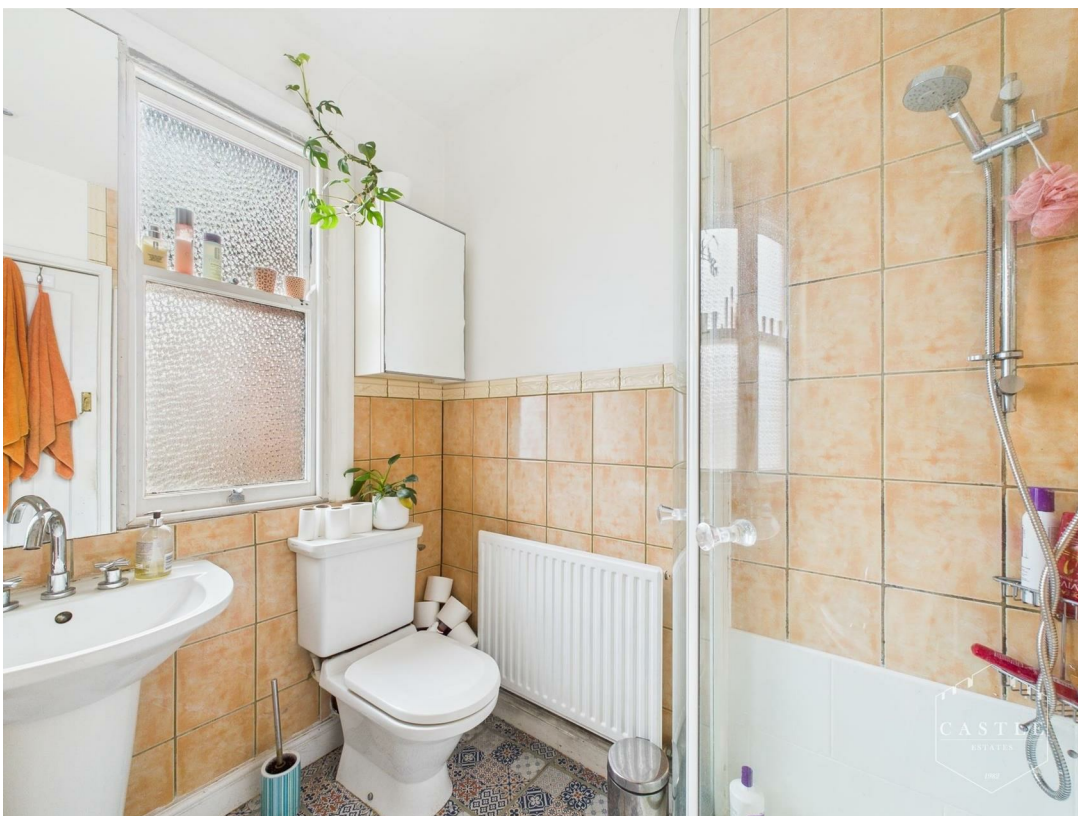
9'9" x 9'1" (2.99m x 2.78m)

having central heating radiator, access to the roof space and two sash windows to rear.



**BATHROOM**

having white suite including panelled bath with central chrome mixer tap, corner shower cubicle, pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and two sash windows with obscure glass.

**BATHROOM**



## OUTSIDE

Direct vehicular access over a good sized block paved driveway leading to GARAGE. Walled front and side boundaries and views overlooking Hollycroft Park. Pedestrian access via gate leading to a private mature rear garden with lawn, ornamental pond, mature trees, flowers and shrubs, well fenced boundaries.



## OUTSIDE





## OUTSIDE



## OUTSIDE

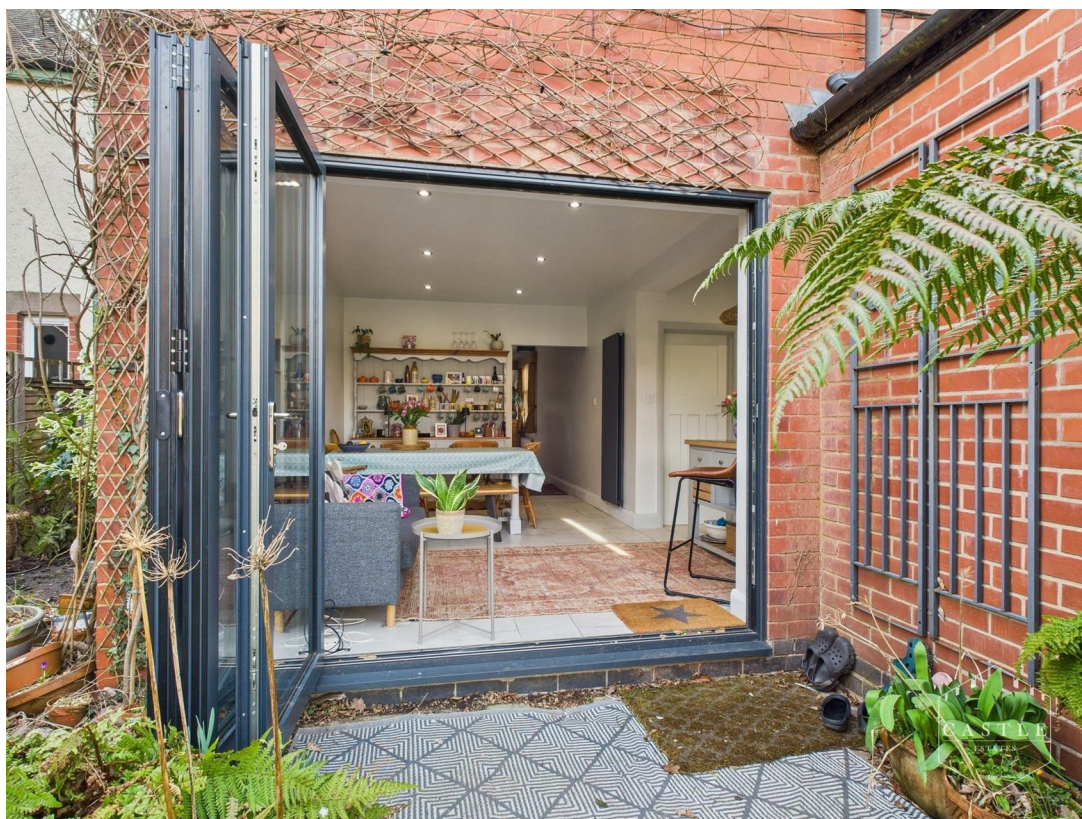




## OUTSIDE

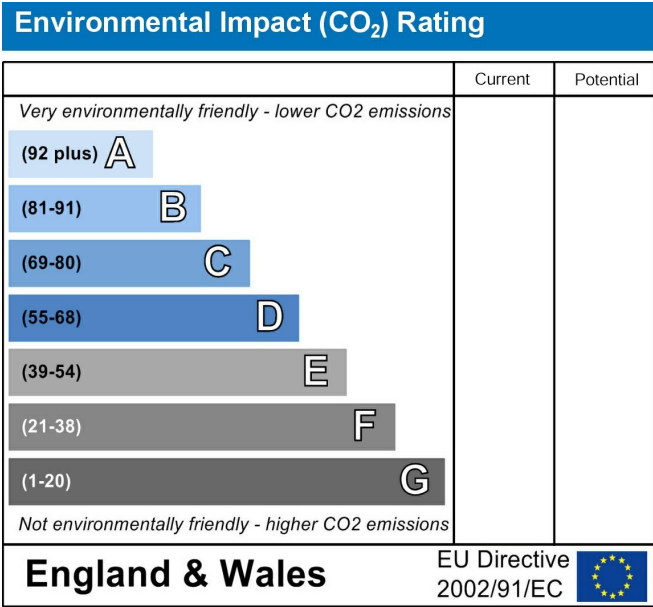
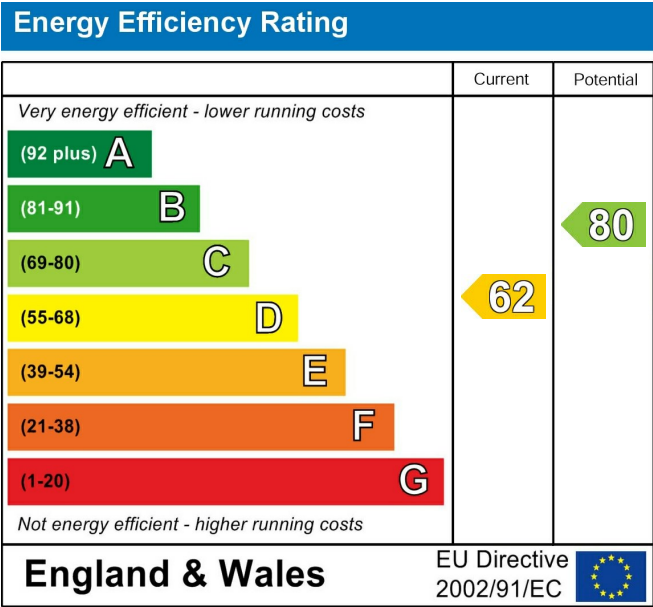


## OUTSIDE

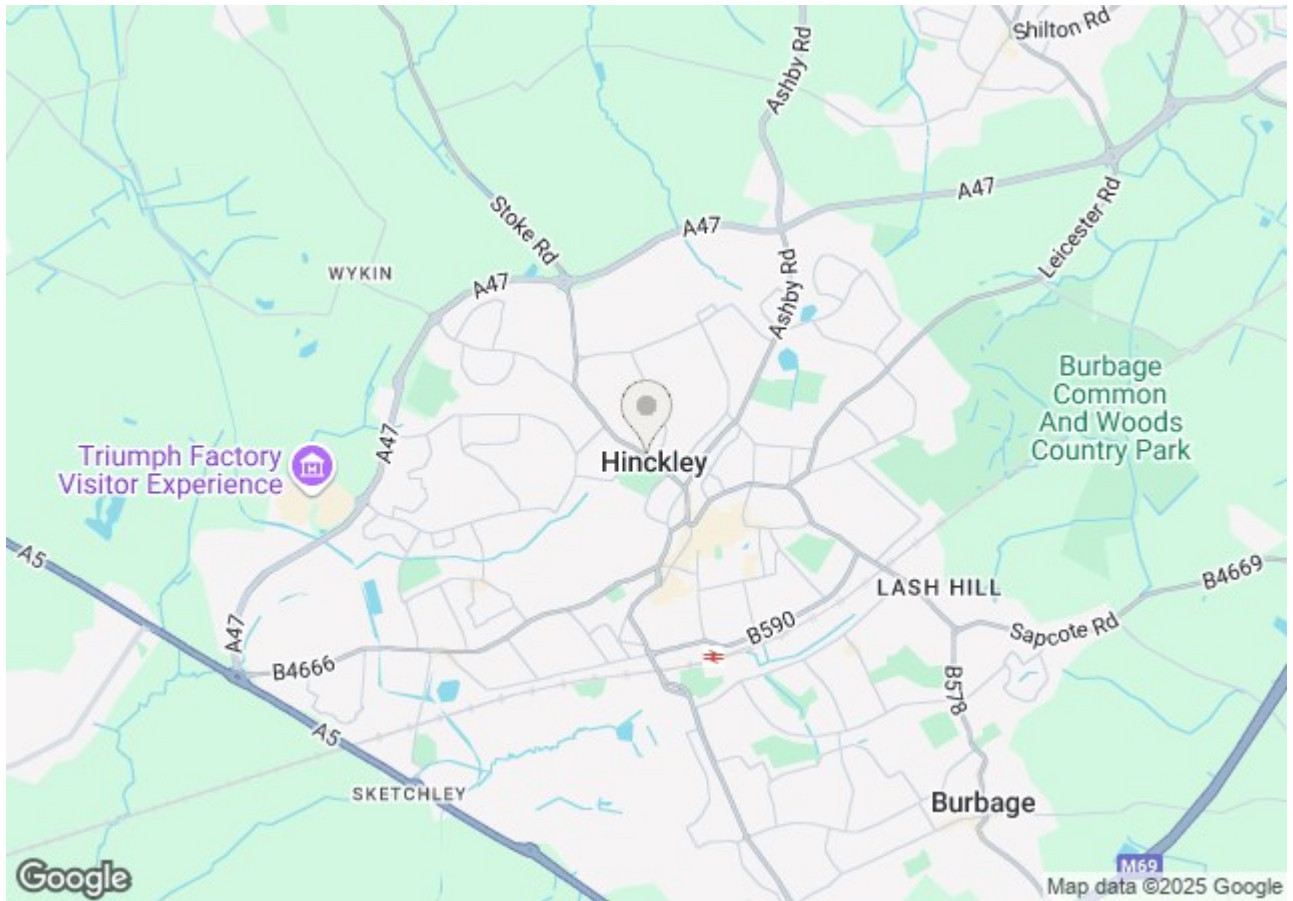


## VIEW TO FRONT - HOLLYCROFT PARK









**Energy Efficiency Rating**

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 62

Potential: 80

**England & Wales** EU Directive 2002/91/EC

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

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

Current: 80

Potential: 80

**England & Wales** EU Directive 2002/91/EC



**Floor**



Floor

**Approximate total area<sup>(n)</sup>**  
151.05 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 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

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