

CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE
SITUATED IN A MOST SOUGHT AFTER AND CONVENIENT TOWN CENTRE
LOCATION**



**77 HOLYWELL FIELDS
HINCKLEY LE10 1EG**

Price £250,000

- Entrance Hall
- Well Fitted Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Easy To Maintain Rear Garden
- Attractive Lounge
- Guest Cloakroom
- Two Further Bedrooms
- Ample Off Road Parking
- Popular & Convenient Town Centre Location



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**** VIEWING ESSENTIAL **** This well presented semi detached family residence must be viewed to fully appreciate its wealth of attractive fixtures and fittings.

The accommodation consists of an entrance hall, attractive lounge to front and a well fitted kitchen with French doors opening onto the rear garden and a guest cloakroom. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property has parking to front and an easy to maintain rear garden.

It is situated in a sought after residential development close to Hinckley town centre with its range of shops, schools and amenities including Queens Park and Leisure Centre. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield excellent.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

6'3" x 4'11" (1.91m x 1.52m)

having composite front door and central heating radiator. Staircase to First Floor Landing.

LOUNGE

14'5" x 12'1" (4.40m x 3.69m)

having upvc double glazed window to front, central heating radiator, tv aerial point and understairs storage cupboard.



LOUNGE



DINING KITCHEN

12'4" x 12'0" (3.78m x 3.68m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards with under lighting, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap. built in electric oven, ceramic hob with cooker hood over, space and plumbing for washing machine and dishwasher, integrated fridge freezer, central heating radiator, inset LED lighting, upvc double glazed side windows and upvc double glazed French doors opening onto the rear garden.



DINING KITCHEN



DINING KITCHEN



GUEST CLOAKROOM

having white suite including low level w.c., wash hand basin and central heating radiator.



FIRST FLOOR LANDING

having spindle balustrading and access to the roof space.



MASTER BEDROOM

9'7" x 9'1" (2.93m x 2.78m)

having central heating radiator, built in wardrobe and upvc double glazed window to rear.



ENSUITE SHOWER ROOM

8'11" x 5'8" (2.72m x 1.74m)

having shower cubicle with shower over, wash hand basin with chrome mixer tap, low level w.c., ceramic tiled splashbacks, white heated towel rail, extractor fan, inset LED lighting, shaver point and upvc double glazed window with obscure glass.



BEDROOM TWO

11'9" x 8'10" (3.59m x 2.71m)

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



BEDROOM THREE

11'7" x 6'5" (3.54m x 1.96m)

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



BATHROOM

7'2" x 5'7" (2.19m x 1.71m)

having white suite including panelled bath with shower attachment over, low level w.c., wash hand basin, ceramic tiled splashbacks, white heated towel rail, shaver point, extractor fan, inset LED lighting and upvc double glazed window with obscure glass.



BATHROOM



OUTSIDE


There is a block paved driveway for parking. Pedestrian access to a fully enclosed easy to maintain rear garden with patio area, artificial lawn, raised flower beds and well fenced boundaries.




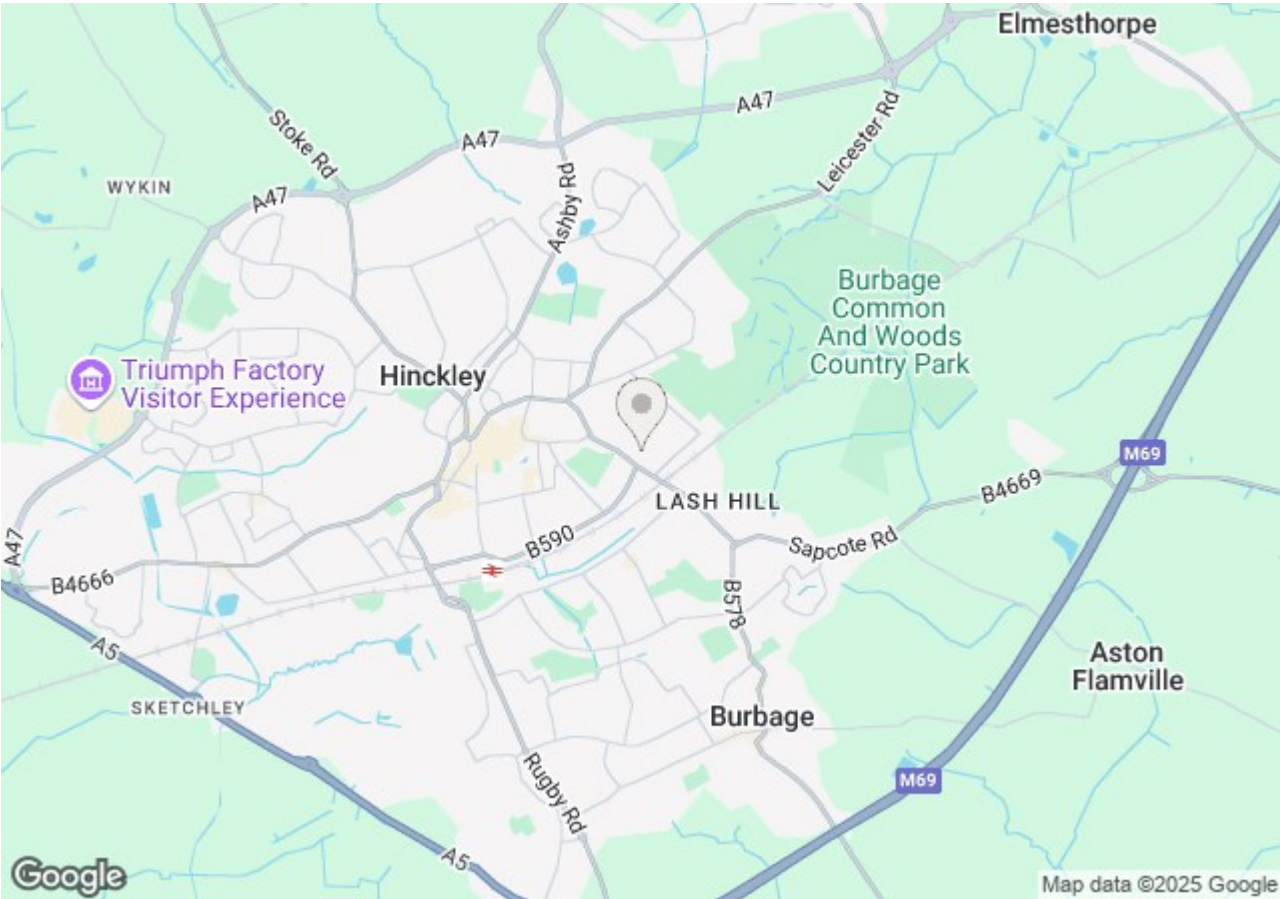
OUTSIDE

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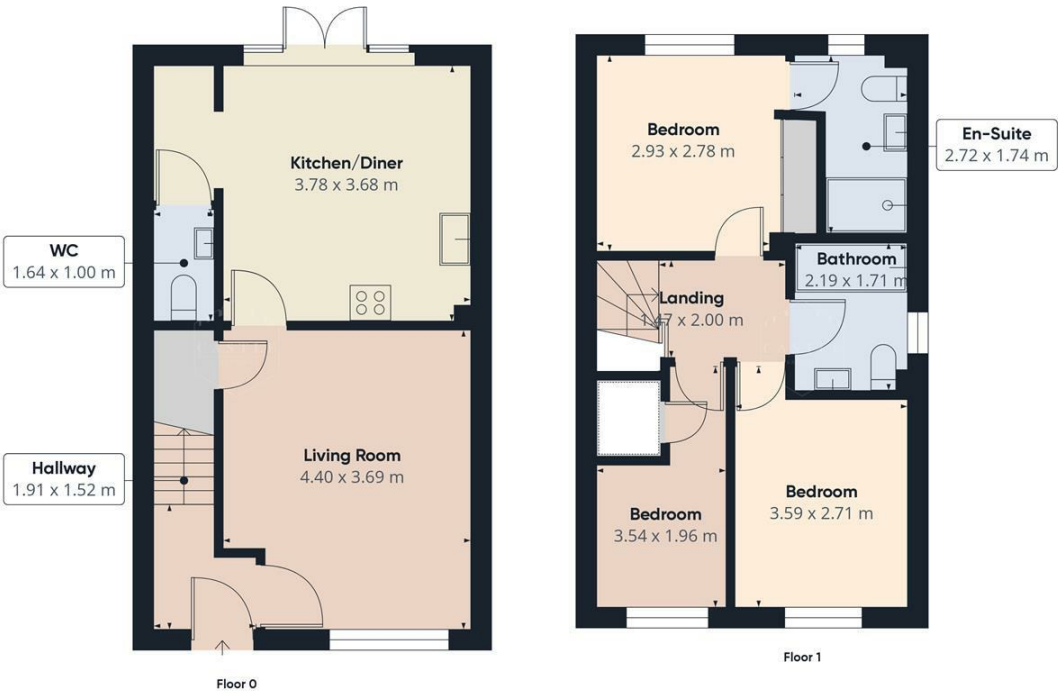


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Approximate total area⁽¹⁾
72.58 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 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
