

# CASTLE ESTATES

1982

**AN ATTRACTIVE AND WELL APPOINTED TWO BEDROOMED DETACHED BUNGALOW WITH AMPLE PARKING, GARAGE AND EASY TO MAINTAIN GARDENS SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**9 LOVETTS CLOSE  
HINCKLEY LE10 0YH**

**Offers In Excess Of £300,000**

- Entrance Vestibule
- Well Fitted Kitchen
- Two Bedrooms
- Ample Off Road Parking
- Easy To Maintain Gardens
- Attractive Lounge
- Wet Room
- Sun Room
- Brick Built Garage
- NO CHAIN - VIEWING ESSENTIAL



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**\*\* NO CHAIN - VIEWING ESSENTIAL \*\*** This modern detached bungalow is located at the head of the cul-de-sac in popular residential area.

The accommodation boasts entrance vestibule, attractive lounge, well fitted kitchen, wet room, two bedrooms and a sun room. Outside the property has ample off road parking, garage and easy to maintain gardens.

It is well served by a range of amenities in the locality including shops, schools, Doctors surgery, public houses, bus services etc. The property is ideally placed for persons wishing to commute via the A47 Northern Perimeter Road to the A5/M69 junctions, therefore, making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

### COUNCIL TAX BAND & TENURE

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

### ENTRANCE VESTIBULE

having upvc double glazed front door and side windows with leaded lights. Further door to Lounge.

### LOUNGE

15'8" x 11'8" (4.79m x 3.57m )

having upvc double glazed bow window to front with leaded lights and side further window, feature fireplace with electric fire, tv aerial point, ceiling fan, wall light points and coved ceiling.



### KITCHEN

14'8" x 9'1" (4.49m x 2.79m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, electric oven, hob and cooker hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, central heating radiator, upvc double glazed window and door with leaded lights.

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## KITCHEN



## INNER HALL

having built in airing cupboard.

## WET ROOM

6'2" x 5'11" (1.88m x 1.82m )

having shower over, pedestal wash hand basin, low level w.c., fully tiled walls, central heating radiator and upvc double glazed window with obscure glass.



## BEDROOM ONE

11'8" x 10'5" (3.58m x 3.18m)

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



## BEDROOM ONE





## BEDROOM TWO

9'1" x 6'8" (2.77m x 2.05m )

having central heating radiator, picture rail and patio doors opening onto Sun Room.



## SUN ROOM

10'7" x 9'0" (3.24m x 2.75m )

having central heating radiator, wall light points, polycarbonate roof, brick base, upvc double glazed windows and French doors opening onto rear garden.



## OUTSIDE

There is direct vehicular access to a good sized driveway with standing for several cars leading to INTEGRAL GARAGE (5.11m x 2.52m) with up and over door, power and light. An artificial lawned foregarden with feature shrubs and block paving. Side pedestrian access to a fully enclosed rear garden with patio area and awning over, artificial lawn, mature flower borders and well fenced boundaries.





OUTSIDE



OUTSIDE




OUTSIDE






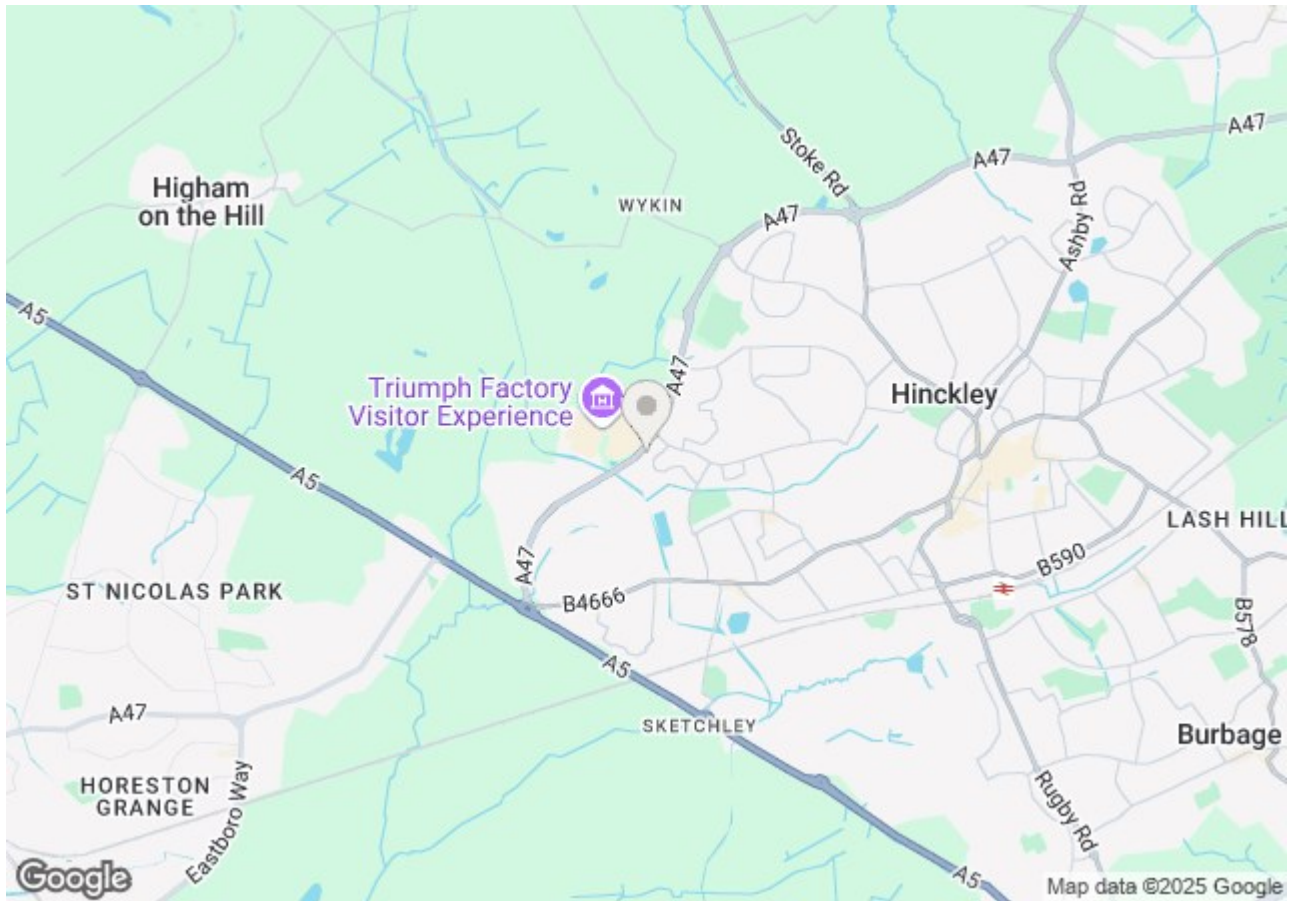
### Energy Efficiency Rating

	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		
	64	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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				(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>  
79.45 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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