

CASTLE ESTATES

1982

**** NO CHAIN ** A THREE BEDROOM TERRACE PROPERTY SITUATED IN A PRIME TOWN CENTRE LOCATION WITH OFF ROAD PARKING AND A REAR GARDEN.**



**10 LEICESTER ROAD
HINCKLEY LE10 1LS**

Offers In The Region Of £220,000

- TOWN CENTRE LOCATION
- OFF ROAD PARKING
- SEPERATE DINING ROOM
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOM TERRACE PROPERTY
- SPACIOUS LOUNGE
- REAR GARDEN
- VIEWING ESSENTIAL



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In the heart of Hinckley, this charming terraced house on Leicester Road offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a perfect setting for both quiet evenings and lively gatherings.

The property boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this home is the off-road parking, a rare find in such a popular town centre location, allowing for easy access and peace of mind.

Living in this vibrant area means you will have a wealth of amenities right at your doorstep. From shops and restaurants to parks and schools, everything you need is within easy reach, making it an excellent choice for those who appreciate the convenience of town living.

This three-bedroom terraced property on Leicester Road is not just a house; it is a place where you can create lasting memories. Whether you are a first-time buyer or looking to invest, this home offers a wonderful opportunity to enjoy the best of Hinckley living. Don't miss your chance to view this delightful property.

COUNCIL TAX & TENURE

FREEHOLD - Hinckley & Bosworth - Band B

ENTRANCE PORCH

Door to front elevation with further door leading to entrance hallway.

ENTRANCE HALLWAY

3'2" x 11'4" (0.97 x 3.46)

Radiator and ceramic tiled flooring



LOUNGE

10'3" x 14'5" (3.13 x 4.41)

UPVC double glazed bay window to the front elevation, radiator, coving and picture rail, feature multi fuel burner in raised marble hearth and attractive surround.



DINING ROOM

10'9" x 13'5" (3.28 x 4.10)

Upvc double glazed window, radiator, ornate feature fireplace with cast iron grate, corner fitted cupboard, picture rail and coving.



BREAKFAST KITCHEN

8'9" x 16'2" (2.69 x 4.95)

Two UPVC windows to the side elevation. A well fitted kitchen with a range of wall and base units and contrasting worksurfaces with stainless steel sink with chrome mixer tap, built in electric oven and 4 ring ceramic hob with extractor cooker hood above, under stairs storage cupboard, radiator and ceramic tiled flooring. The kitchen is also where you will find the combi ideal boiler.



FAMILY ROOM

8'3" x 13'0" (2.52 x 3.97)

Upvc double glazed french doors leading to the rear, radiator and ceramic tiled flooring.



GUEST CLOAKROOM

2'4" x 5'10" (0.73 x 1.80)

Low level WC, wash hand basin, ceramic tiled flooring and ceramic tiled splashbacks.

ATTIC SPACE

14'11" x 23'0" (4.55 x 7.03)

Loft access from the first floor landing, the loft is part boarded.

FIRST FLOOR LANDING

Loft access and feature dado rail.



BEDROOM ONE

15'6" x 12'11" (4.74 x 3.94)

Upvc window, radiator and fitted double wardrobes.



BEDROOM TWO

8'10" x 13'1" (2.71 x 4.00)

Upvc double glazed window, radiator, picture rail and fitted wardrobe.



BEDROOM THREE

8'9" x 7'4" (2.67 x 2.25)

Upvc double glazed window and radiator.



BATHROOM

5'5" x 8'5" (1.67 x 2.59)

Low level WC, wash hand basin with mixer taps, panelled bath with chrome mixer taps and shower attachments plus a separate electric shower over, radiator, Upvc window to the side elevation with obscure glass.



OUTSIDE

Front garden with off road parking, side passage leading to a gated entrance to the rear garden with a patio area, outside electric and lighting leading to a lawned garden, borders and a timber shed for storage to rear.




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		
	69	84

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		
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Approximate total area⁽ⁿ⁾
133.32 m²

Reduced headroom
19.24 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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
