

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT CUL-DE-SAC LOCATION**



## **8 PENZANCE CLOSE HINCKLEY LE10 1XJ**

**Offers Over £400,000**

- Impressive Hall With Guest Cloakroom
- Attractive Lounge
- Separate Dining Room
- Well Fitted Kitchen & Utility Room
- Master Bedroom With Dressing Room & Ensuite
- Three Further Good Sized Bedrooms
- Family Bathroom
- Ample Off Road Parking & Double Garage
- Well Tended Lawned Gardens
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** Nestled in the charming cul-de-sac of Penzance Close in Hinckley, this delightful detached house offers a perfect blend of comfort and privacy.

Built in 1990, the property boasts a spacious layout, featuring impressive hall with guest cloakroom off, two inviting reception rooms that provide ample space for both relaxation and entertaining, well fitted kitchen and utility room. To the first floor there is a master bedroom with dressing room and ensuite, three further good sized bedrooms and a family bathroom.

Outside the property stands on a lovely plot with off road parking, double garage and well tended gardens front and rear.

It is situated in the northern outskirts of Hinckley and the town centre is approximately one and half miles away with its shops, schools and amenities. Commuting via the Northern Perimeter Road to the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band E

### **ENTRANCE PORCH**

having wooden door to front and leaded light side windows. Further leaded light windows and door leading to Hall



## HALL

12'0" x 8'6" (3.66m x 2.61m )

having central heating radiator, central heating thermostat and coved ceiling. Feature spindle balustraded staircase to the First Floor Landing with useful storage beneath.





## GUEST CLOAKROOM

having integrated low level w.c., wash hand basin with chrome mixer tap, ceramic tiled splashbacks, central heating radiator and extractor fan.



## LOUNGE

22'4" x 11'10" x (6.83m x 3.62m x )

being dual aspect having double glazed window to front and aluminium sliding patio door opening onto the rear garden, feature wooden fireplace with gas fire, marble surround and hearth, tv aerial point, two central heating radiators, coved ceiling and wall light points.



## LOUNGE



## DINING ROOM

12'3" x 9'18" (3.75m x 2.80m )

having square bay window with fitted blinds, central heating radiator, tv aerial point and coved ceiling.



## DINING KITCHEN

17'1" x 7'8" (5.22m x 2.34m )

having attractive range of high gloss cream fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap and drainer, built in electric oven, four ring gas hob with cooker hood over, central heating radiator, inset LED lighting, ceramic tiled flooring, tv aerial point, two central heating radiators, window to rear and French doors opening onto the rear garden.





## DINING KITCHEN



## UTILITY ROOM

7'6" x 4'11" (2.31m x 1.51m )

having range of high gloss cream wall units, work surface with space and plumbing beneath for washing machine and dryer, alarm control panel, central heating radiator and door to side leading to garden. Fire door to Garage.





## FIRST FLOOR LANDING

having access to the roof space

## MASTER BEDROOM

11'10" x 11'9" (3.61m x 3.60m )

having range of built in wardrobes, central heating radiator and window to front



## MASTER BEDROOM



## DRESSING ROOM

6'0" x 5'8" (1.83m x 1.74m )

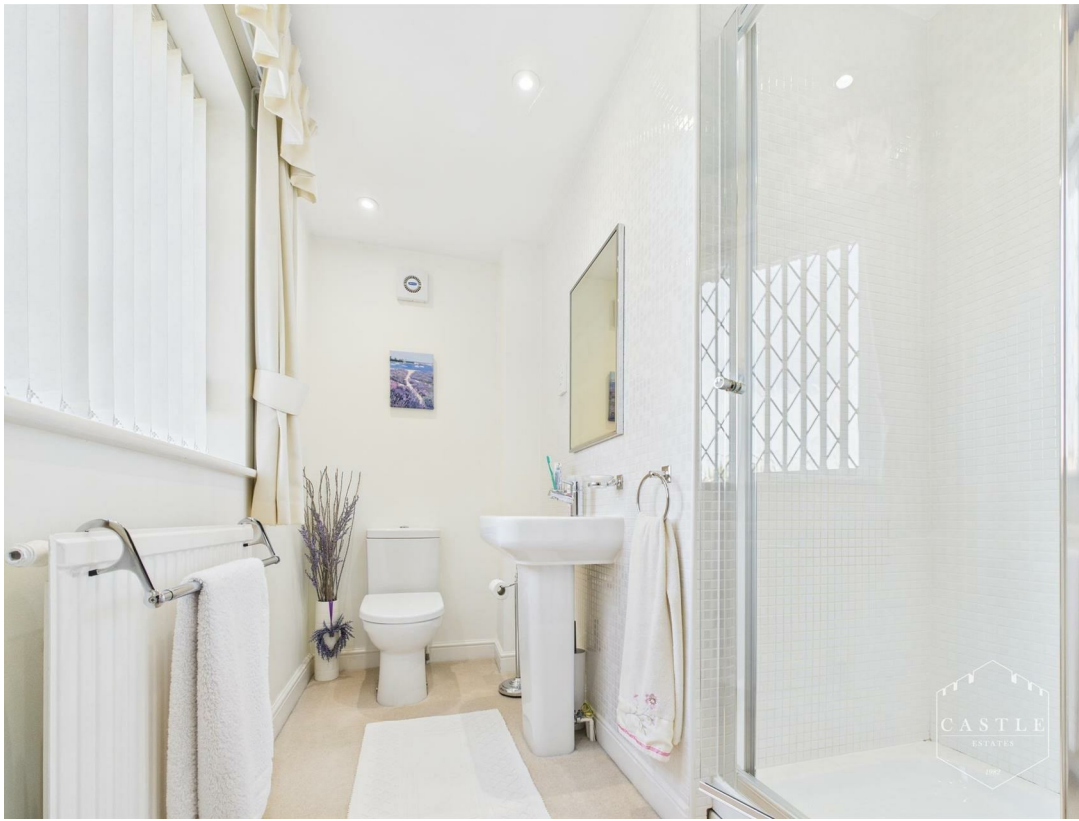
having window to front and built in dressing table.



## ENSUITE SHOWER ROOM

11'4" x 3'11" (3.46m x 1.20m )

having single tray shower cubicle with mains fed shower over, low level w.c., wash hand basin with chrome mixer tap, shaver point, ceramic tiled splashbacks, central heating radiator and window to front with obscure glass.





## BEDROOM TWO

11'5" x 10'11" (3.49m x 3.33m )

having central heating radiator and window to rear.



### BEDROOM THREE

10'2" x 8'11" (3.12m x 2.74m)

having built in wardrobes and dressing table, central heating radiator and window to rear.



## BEDROOM FOUR

8'11" x 7'2" (2.72m x 2.20m )

having central heating radiator and window to rear.





## BATHROOM

11'6" x 4'4" (3.51m x 1.34m )

having white suite including low level w.c., P ended bath with shower over and screen, wash hand basin, ceramic tiled splashbacks, airing cupboard, LED inset lighting, extractor fan, shaver point and window to side with obscure glass.



## OUTSIDE

There is direct vehicular access over a driveway with standing for two cars leading to DOUBLE GARAGE with two up and over doors, power and light. A lawned foregarden with feature shrubs. Side pedestrian access via gate to a fully enclosed rear garden with patio area, lawn, mature flower borders, outside tap, walled and fenced boundaries.



## OUTSIDE



## FRONT ELEVATION

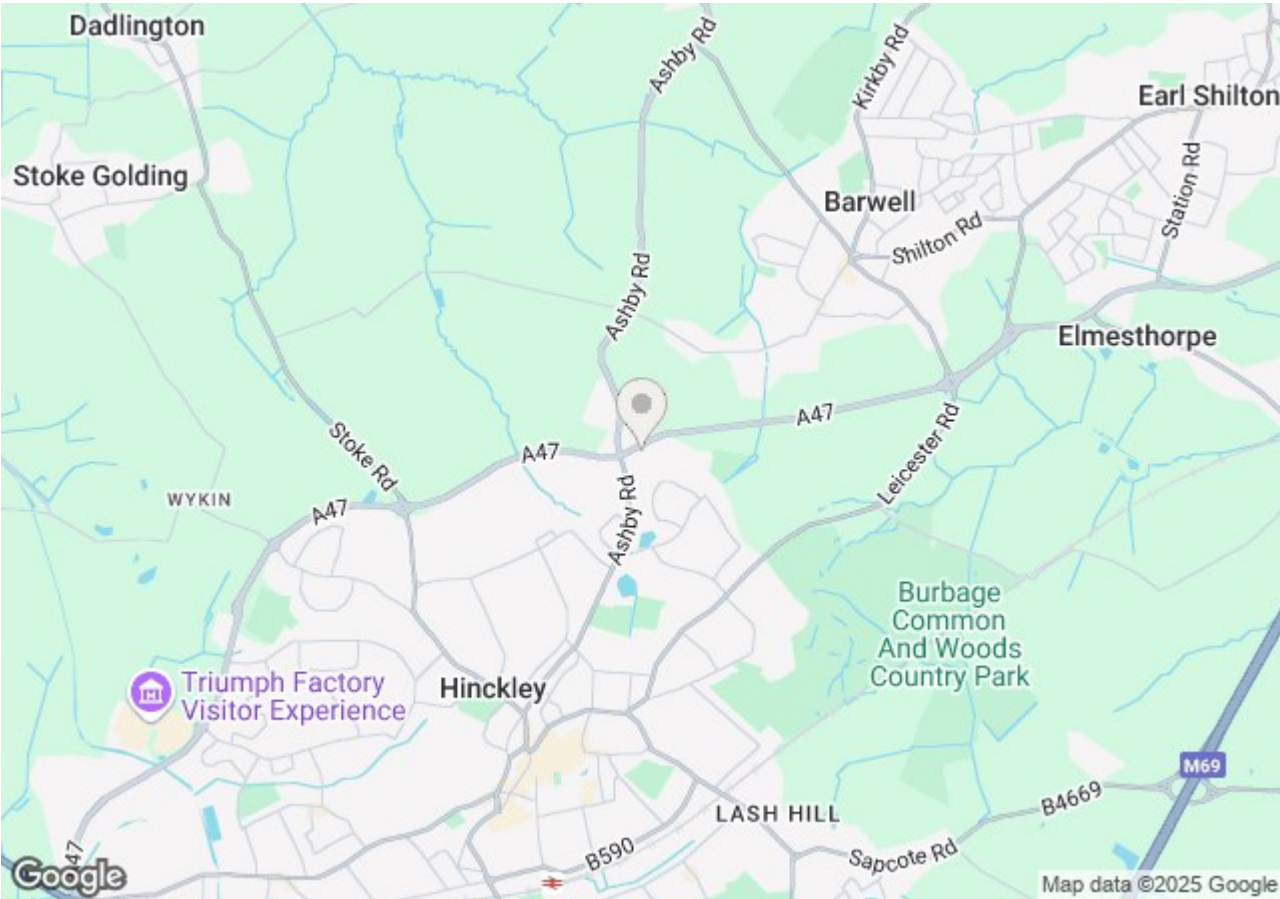




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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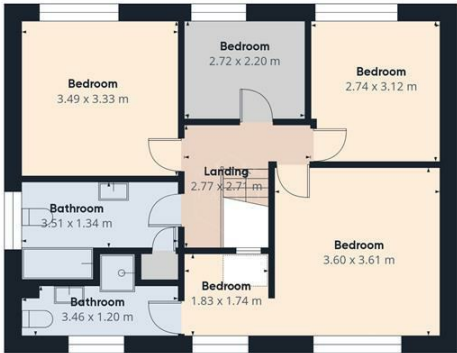




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Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
154.05 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 are based on RICS IPMS 3C standard.

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### 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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