

CASTLE ESTATES

1982

**A LARGE AND BEAUTIFULLY PRESENTED FOUR BEDROOMED EXECUTIVE HOME
STANDING ON A GOOD SIZED PLOT WITH COUNTRYSIDE VIEWS OVERLOOKING
ASHBY CANAL**



**OAKMERE HINCKLEY ROAD
BURTON HASTINGS CV11 6RG**
Offers In The Region Of £775,000

- Impressive Entrance Hall With Guest Cloakroom
- Attractive Lounge
- Spacious Dining/Garden Room
- Two Ensuites & Family Bathroom
- Sizeable & Private Lawned Rear Garden
- Useful Ground Floor Study
- Bespoke Fitted Kitchen & Further Utility Room
- Four Double Bedrooms
- Ample Off Parking & Garage
- Open Countryside Views To Rear



112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk



Oakmere, Hinckley Road in the charming village of Burton Hastings, this splendid detached house offers a perfect blend of comfort and tranquillity.

Boasting impressive entrance hall with guest cloakroom off, useful ground floor study, attractive lounge, bespoke fitted breakfast kitchen, utility room and a superb dining/garden room. To the first floor there are four generously sized bedrooms, this property is ideal for families seeking ample living space, two ensuites and a family bathroom.

Set on a sizeable mature private plot with ample parking and larger than average garage. One of the standout features of this property is the open countryside views to the rear, allowing you to enjoy the beauty of nature right from your own garden.

The spacious accommodation throughout the house is designed to cater to modern living, making it an inviting space for both relaxation and entertaining. With its desirable location and impressive features, this property truly stands out in the market.

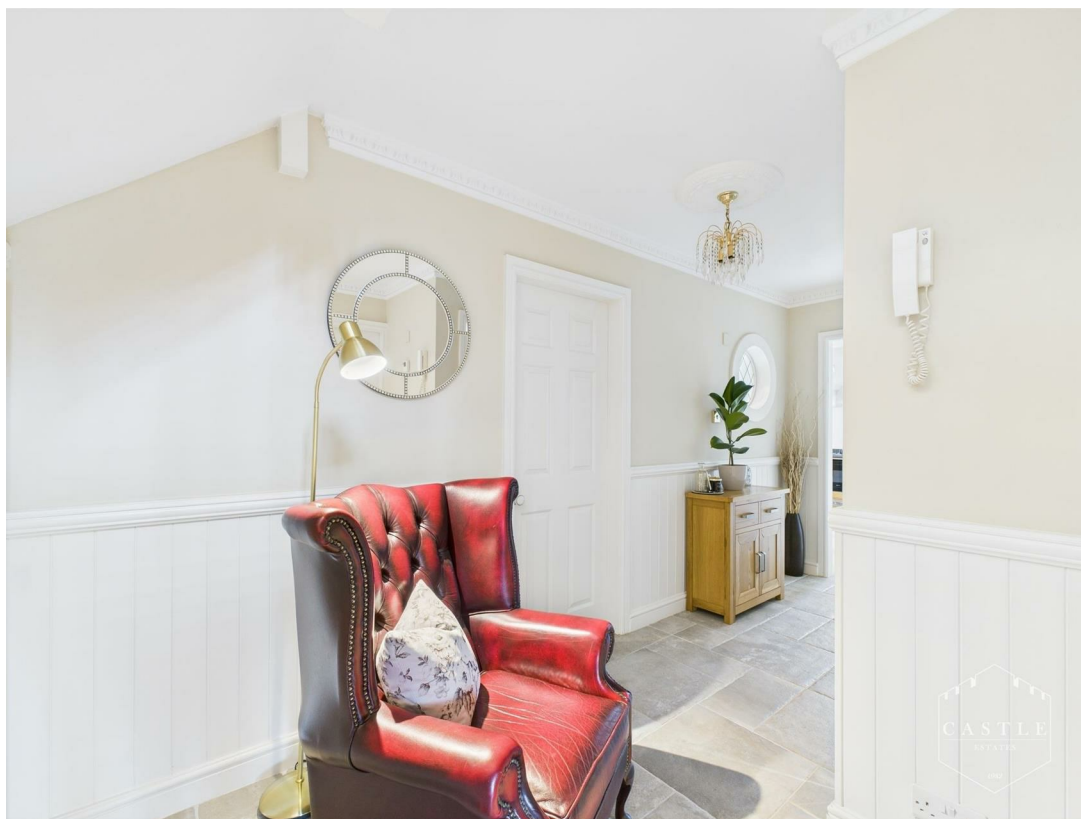
A viewing is essential to fully appreciate all that this home has to offer. Don't miss the opportunity to make this delightful property your own.

COUNCIL TAX BAND & TENURE

Rugby and Warwickshire Council - Band G (Freehold)

ENTRANCE HALL

having solid wood door to front and leaded light window to side, alarm control panel and intercom system, central heating radiator, part panelled walls, stone effect flooring, ornate coved ceiling and ceiling rose. Feature spindle balustraded staircase to the First Floor Landing with useful storage beneath.



ENTRANCE HALL



GUEST CLOAKROOM

having low level w.c., corner wash hand basin with chrome mixer tap and part panelled walls.



STUDY

9'7" x 7'11" (2.93m x 2.43m)

having solid oak double glazed window to front, central heating radiator and ornate coved ceiling.

LOUNGE

25'3" x 13'6" (7.70m x 4.12m)

being dual aspect having solid oak double glazed window to front and sliding doors opening onto the rear garden, feature fireplace with beam over and multi fuel log burner, two central heating radiator, tv aerial point, ornate coved ceiling and ceiling rose. Double doors to Dining Room.



LOUNGE



LOUNGE



DINING/GARDEN ROOM

25'7" max x 12'5" max (7.80m max x 3.79m max)

having four solid oak double glazed windows and sliding doors opening onto rear garden, ceramic tiled flooring, central heating radiator, two feature pillars, coved ceiling and ceiling rose.



DINING/GARDEN ROOM



DINING/GARDEN ROOM



BREAKFAST KITCHEN

16'1" x 14'11" (4.91m x 4.57m)

having an attractive range of bespoke solid wood units including base units, drawers and wall cupboards, contrasting Quartz work surfaces and inset Belfast sink with chrome mixer tap, built in Aga cooker with cooker hood over, integrated dishwasher, built in Neff microwave, central heating radiator, matching island/breakfast unit with space beneath for seating, stone effect flooring, inset ceiling lighting, solid oak double glazed window to rear, two doors to side and rear. Archway to Utility Room.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



UTILITY ROOM

9'6" x 8'3" (2.91m x 2.53m)

having range of further wall and base units, contrasting work surfaces, space and plumbing for washing machine, space for tall standing American style fridge freezer, inset LED lighting, coved ceiling and solid oak double glazed window to side with obscure glass. Fire door to Garage



LARGER THAN AVERAGE GARAGE

17'4" x 6'10" (5.30m x 2.10m)

having two electric up and over doors to front, electric consumer unit and light.

FIRST FLOOR LANDING

having upvc double glazed window to front, central heating radiator, feature spindle balustrading, part panelled walls, access to the part boarded roof space, ornate coved ceiling and ceiling rose.

MASTER BEDROOM

13'5" x 11'5" (4.11m x 3.48m)

having solid oak double glazed window to front, range of sliding built in wardrobes, central heating radiator, coved ceiling and wall light points.



MASTER BEDROOM



ENSUITE BATHROOM

8'0" x 7'1" (2.46m x 2.16m)

having contemporary white suite including integrated low level w.c., fully tiled shower cubicle with rain shower over and attachment, floating wash hand basin with chrome mixer tap and mirrored cabinet over, fully tiled walls, chrome heated towel rail, inset LED lighting, extractor fan and solid oak double glazed window to side with obscure glass.



BEDROOM TWO

14'4" x 8'6" (4.38m x 2.61m)

having solid oak double glazed window to rear, range of built in wardrobes, central heating radiator and coved ceiling.



ENSUITE BATHROOM

8'0" x 6'1" (2.44m x 1.86m)

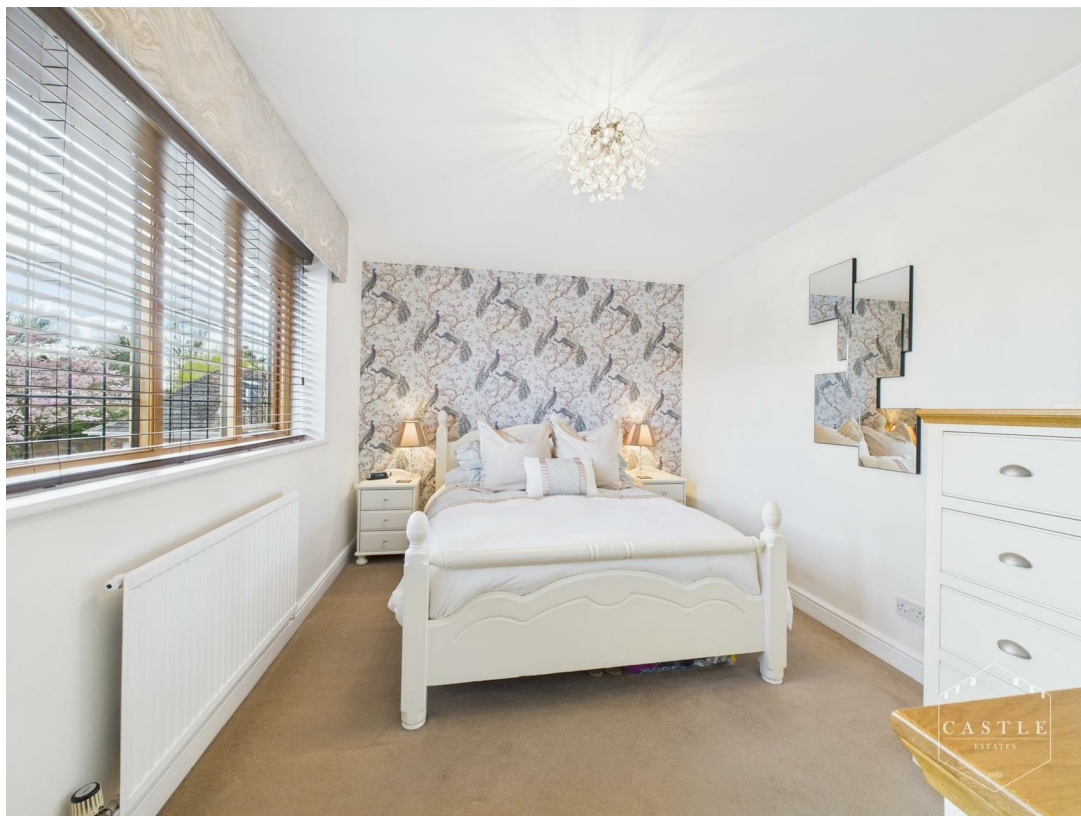
having contemporary white suite including panelled bath with chrome mixer tap, shower attachment and glass screen, low level w.c., wash hand basin with chrome mixer tap and mirrored cabinet over, fully tiled walls, inset LED lighting, central heating radiator and two solid oak double glazed windows to rear with obscure glass.



BEDROOM THREE

13'5" x 9'6" (4.10m x 2.91m)

having solid oak double glazed window to front, central heating radiator and tv aerial point.



BEDROOM FOUR

11'5" x 8'7" (3.50m x 2.62m)

having solid oak double glazed window to rear, range of built in wardrobes, tv aerial point, wall light points and central heating radiator.



FAMILY BATHROOM

10'5" x 6'8" (3.19m x 2.04m)

having contemporary white suite including large sunken bath with chrome mixer tap, low level w.c., bidet, wash hand basin with chrome mixer tap and mirrored over, further wall mounted cabinet, inset LED lighting, chrome heated towel rail and solid oak double glazed window to side with obscure glass.



OUTSIDE

There is direct vehicular access through electrically operated gates with intercom system leading to a good sized block paved driveway with standing for numerous cars leading to LARGER THAN AVERAGE GARAGE. A fully enclosed sizeable rear garden with block paved patio, mature lawn, flower borders and trees, further patio/seating area, HOME OFFICE/GARDEN ROOM. Very private to the rear with beautiful countryside views over Ashby Canal.



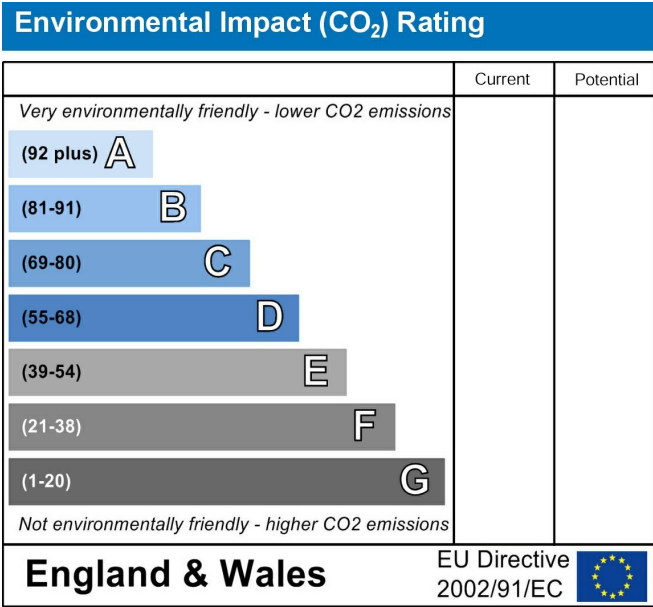
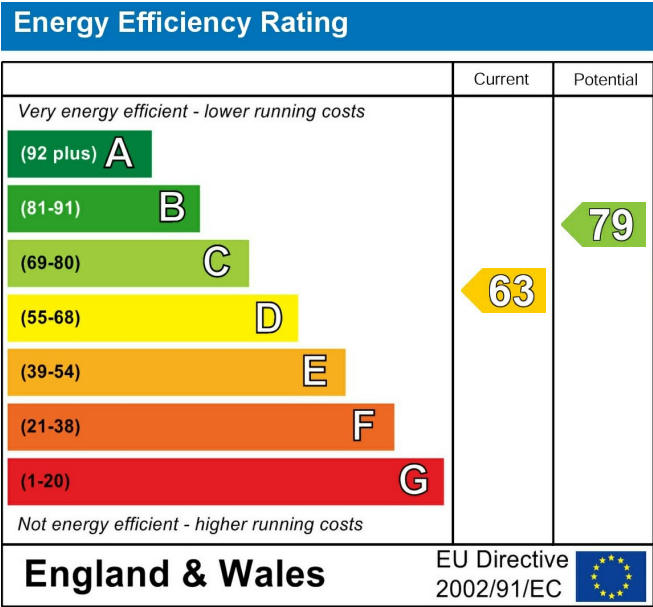
OUTSIDE



OUTSIDE



OUTSIDE





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1

Approximate total area⁽¹⁾
209.18 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
