

# CASTLE ESTATES

1982

**A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH AMPLE PARKING AND PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**59 WYKIN ROAD  
HINCKLEY LE10 0HU**

**Offers In The Region Of £250,000**

- Entrance Hall
- Attractive Lounge To Rear
- Modern Family Bathroom
- Well Tended Sizeable Rear Garden
- Contemporary Fitted Dining Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Popular & Convenient Location



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**\*\* VIEWING ESSENTIAL \*\*** This well presented and much improved semi-detached house offers a wonderful opportunity for families and individuals alike.

With an entrance hall, contemporary fitted dining kitchen and an attractive lounge opening onto the good sized rear garden. To the first floor there are three well-proportioned bedrooms and a modern family bathroom. Outside the property has ample off road parking to front.

The current Vendors have obtained planning permission for a utility room and w.c. to be built on the side.

It is situated on the Northern outskirts of Hinckley, just a few hundred yards from the Northern Perimeter Road (A47) making commuting via the A5/M69 to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. Hinckley town centre is approximately one mile away with its shops, schools and amenities. It is also well placed for local countryside and parks.

## **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band B

## **ENTRANCE HALL**

13'10" x 5'9" (4.23m x 1.77m )

having upvc double glazed front door with coloured leaded lights and side window with obscure glass, central heating radiator and staircase to the First Floor Landing.



## ENTRANCE HALL





## DINING KITCHEN

13'7" x 10'7" (4.16m x 3.25m )

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset sink with mixer tap, rangemaster style oven with gas hob and stainless steel cooker hood over, space and plumbing for washing machine, space for upright fridge freezer, central heating radiator and upvc double glazed window to front.



## DINING KITCHEN



## DINING KITCHEN



## LOUNGE

19'6" x 10'8" (5.96m x 3.26m )

having central heating radiator, tv aerial point, wall light points, upvc double glazed window to rear and upvc double glazed sliding patio doors opening onto rear garden.



## LOUNGE





## LOUNGE



## FIRST FLOOR LANDING

8'8" x 5'10" (2.65m x 1.78m)

having spindle balustrading, access to the roof space and upvc double glazed window to side.

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## BEDROOM ONE

11'6" x 10'6" (3.52m x 3.22m )

having central heating radiator, feature half panelled wall and upvc double glazed window to rear.



## BEDROOM ONE





## BEDROOM TWO

11'1" x 10'7" (3.39m x 3.25m )

having central heating radiator, tv aerial point, built in wardrobe and upvc double glazed window to front.



### BEDROOM THREE

8'5" x 8'3" (2.57m x 2.52m )

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



**BATHROOM**

7'6" x 5'6" (2.31m x 1.69m )

having modern suite including integrated low level w.c., wash hand basin and vanity cabinets, panelled bath with rain shower over, handheld shower and glass screen, black heated towel rail, ceramic tiled splashbacks and upvc double glazed window with obscure glass.





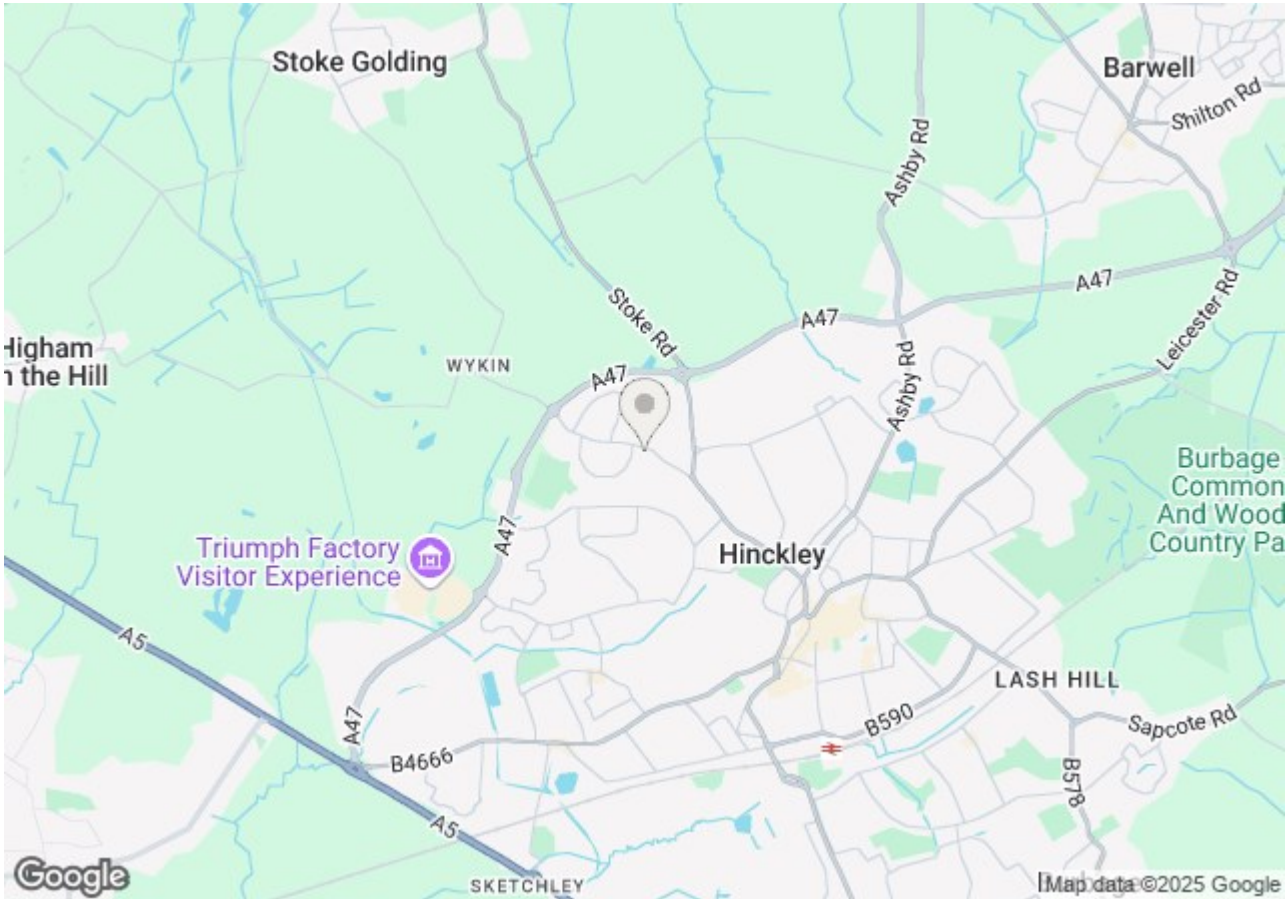
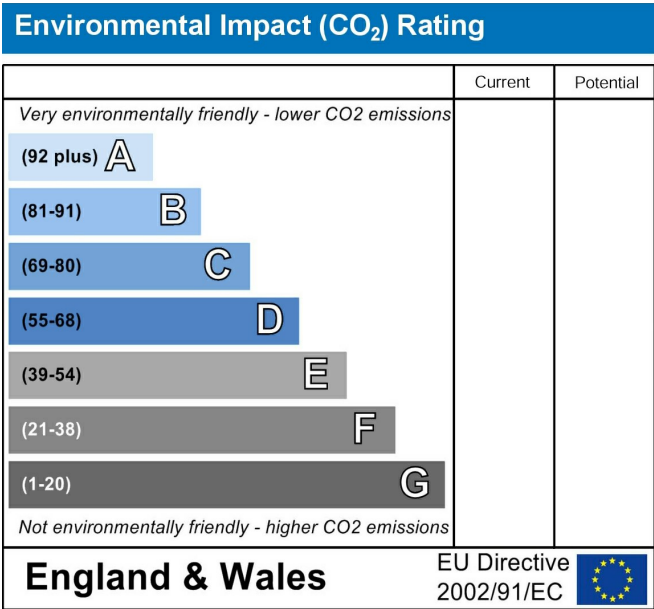
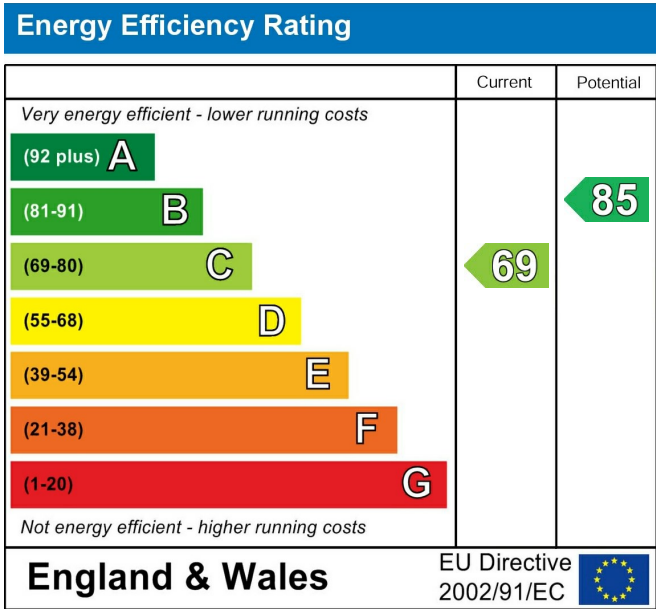
## OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking. A fully enclosed rear garden with block paved patio area, lawn and well fenced boundaries.



## OUTSIDE







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		85		(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	



Floor 0

Floor 1

Approximate total area<sup>(1)</sup>  
78.76 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.

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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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