

CASTLE ESTATES

1982

A THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



**9 FRIARY CLOSE
HINCKLEY LE10 1HD**

Offers In The Region Of £240,000

- Kitchen To Front
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Sizeable Lawned Rear Garden
- Lounge With Doors Opening Onto Garden
- Family Bathroom
- Brick Built Garage
- Popular & Convenient Town Centre Location



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Friary Close, Hinckley, this detached house presents an excellent opportunity for families and individuals alike. Enjoying a kitchen to front, good sized lounge opening onto the private rear garden, three well-proportioned bedrooms and family bathroom, this property offers ample space for comfortable living.

One of the standout features of this home is the sizeable mature private rear garden. This garden is perfect for children to play, for gardening enthusiasts, or simply for enjoying the outside space.

Situated in a popular and convenient town centre location, residents will benefit from easy access to a variety of local amenities, including shops, schools, and recreational facilities.

COUNCIL TAX BAND & TENURE

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

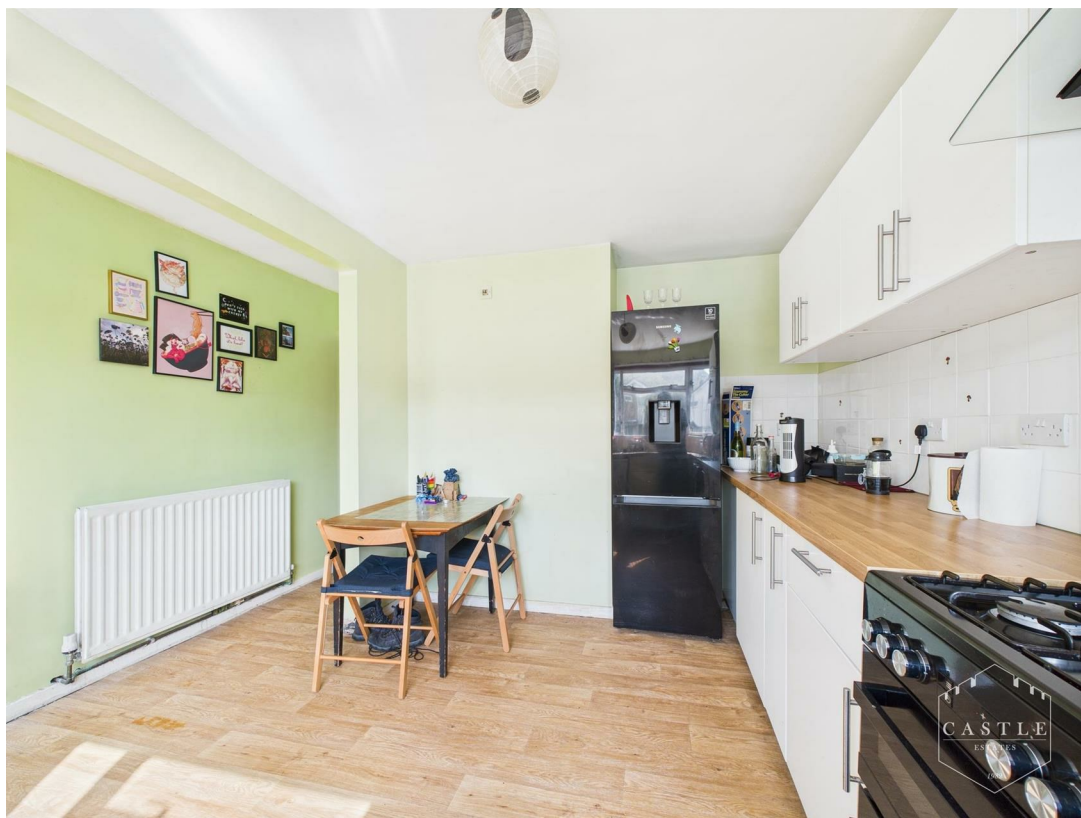
KITCHEN

13'5" x 11'9" (4.1m x 3.6m)

having good range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, built in electric double oven, four ring gas hob with extractor hood over, space for fridge freezer, central heating radiator, under stairs storage, wood effect flooring, aluminium window to front and door to front.



KITCHEN



LOUNGE

14'9" x 11'5" (4.5m x 3.5m)

having feature brick wall, central heating radiator, tv aerial point and upvc double glazed sliding doors opening onto rear garden. Staircase to First Floor Landing.



LOUNGE



FIRST FLOOR LANDING

having access to the roof space and window to side.



BEDROOM ONE

12'1" x 8'2" (3.7m x 2.5m)

having fitted wardrobes, central heating radiator and upvc double glazed window to rear.



BEDROOM TWO

12'1" x 9'2" (3.7m x 2.8m)

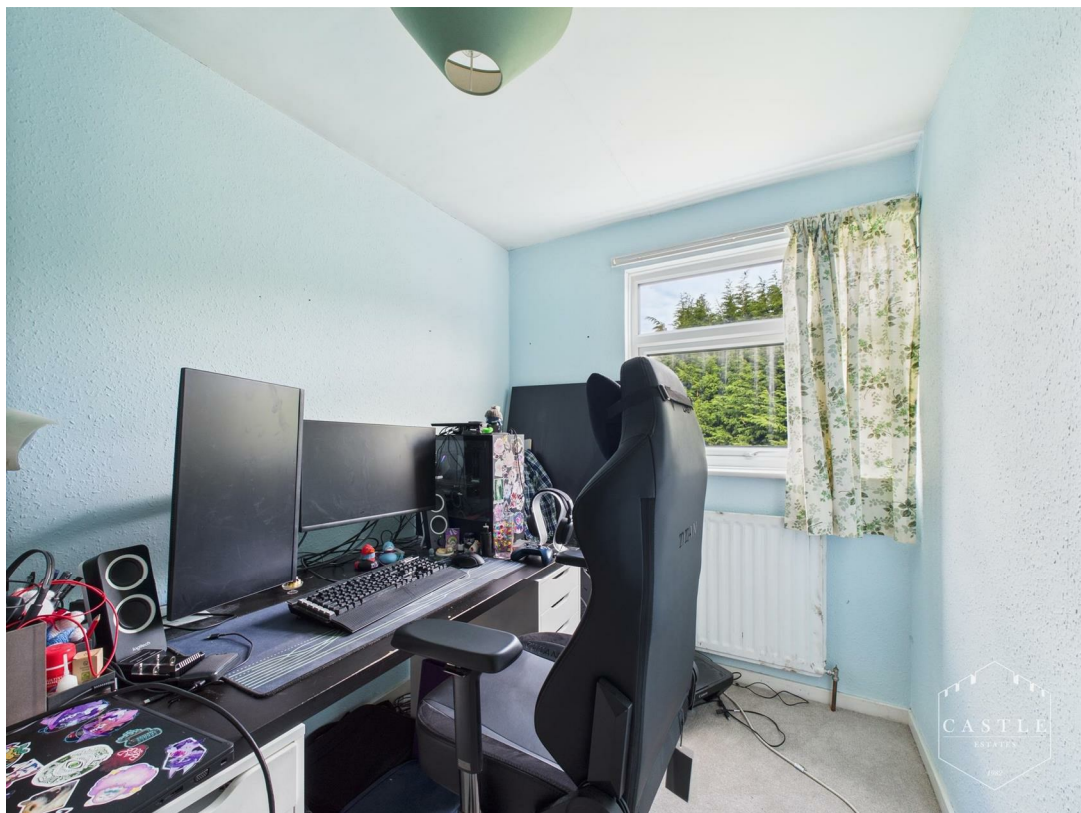
having fitted wardrobes, central heating radiator and aluminium window to front.



BEDROOM THREE

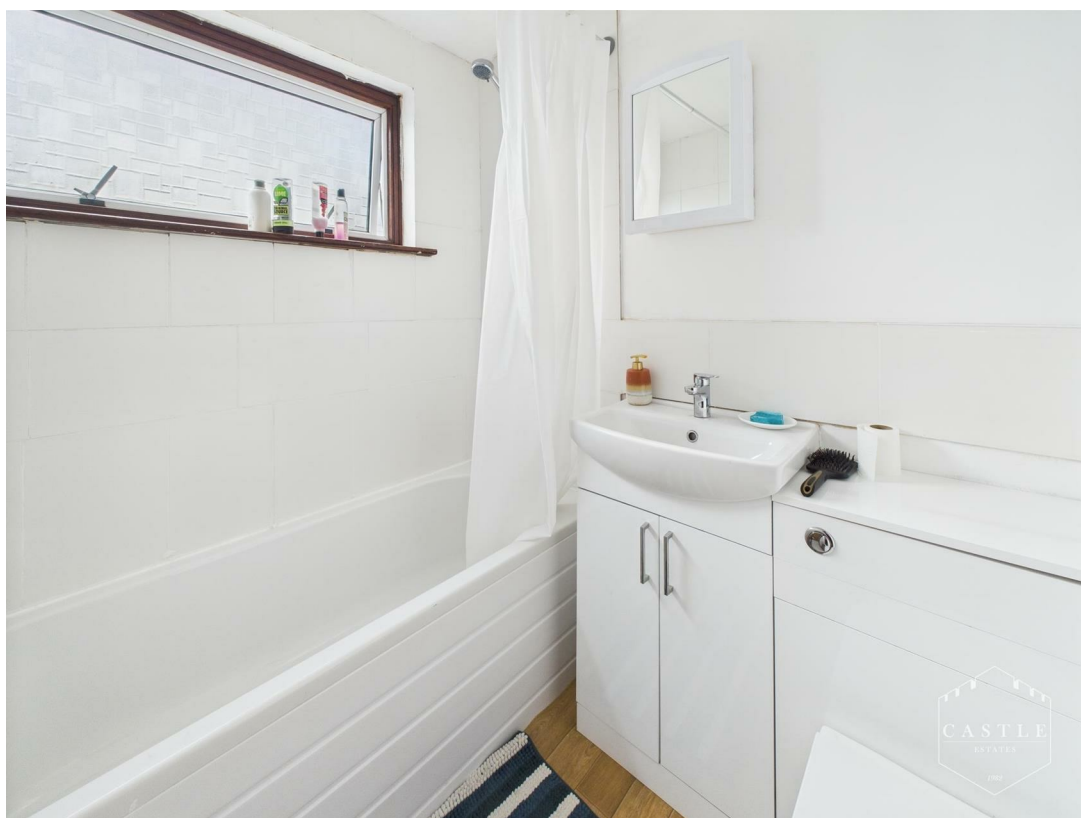
8'10" x 6'6" (2.7m x 2m)

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



BATHROOM

having vanity unit with integrated wash hand basin and w.c., panelled bath with shower over, rail and curtain, ceramic tiled splashbacks, central heating radiator and window with obscure glass.



OUTSIDE

There is direct vehicular access over a driveway with standing for several cars leading to GARAGE (5m x 2.5m) having power, light and personal door to garden. A lawned foregarden. A fully enclosed good sized rear garden with patio area, lawn and well fenced boundaries. Not overlooked from the rear.



OUTSIDE




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		
	50	82

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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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		


England & Wales

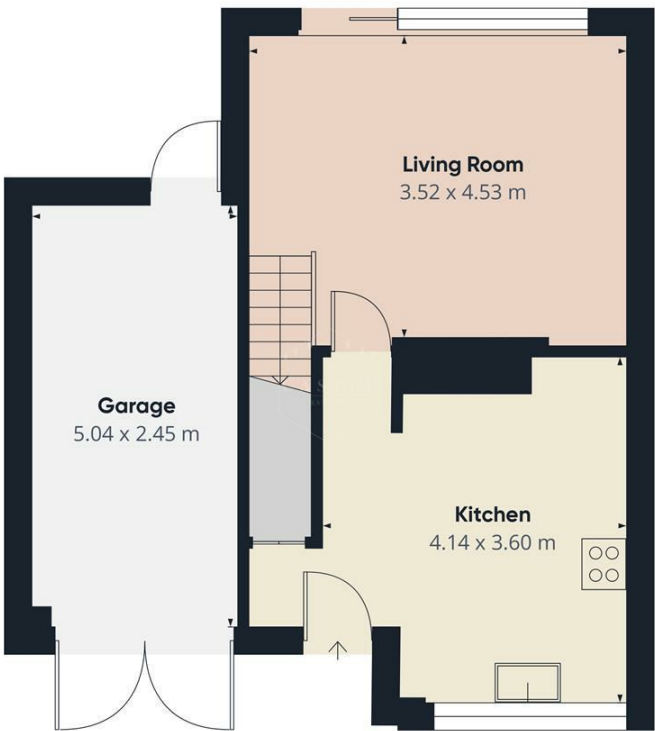
EU Directive 2002/91/EC



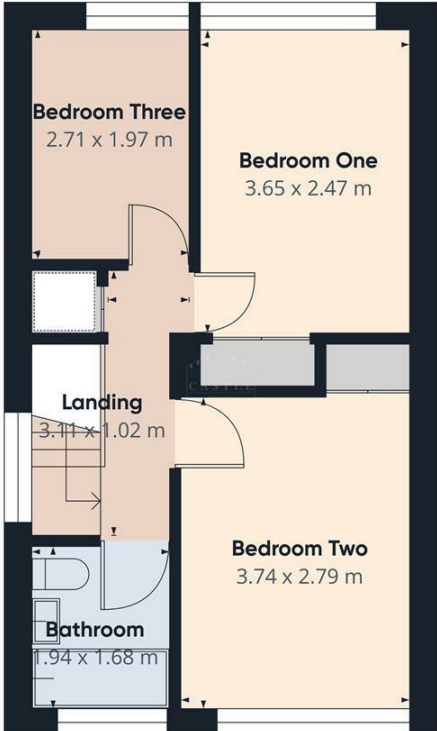


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Floor 0



Floor 1

Approximate total area⁽¹⁾
77.1 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
