

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED TRADITIONAL THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION



**23 DE MONTFORT ROAD
HINCKLEY LE10 1LQ**

Offers In Excess Of £425,000

- Impressive Hall & Guest Cloakroom
- Good Sized Snug To Rear
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Sought After Non Estate Residential Location
- Attractive Lounge
- Well Fitted Shaker Style Kitchen
- Luxury Family Bathroom
- Private Landscaped Rear Garden
- VIEWING ESSENTIAL



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De Montfort Road, Hinckley, this beautifully presented and much improved detached house must be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

As you enter the house, you are greeted by a warm and inviting atmosphere, with an impressive hall with guest cloakroom off, attractive lounge to front, further good sized snug and a contemporary fitted Shaker style kitchen. To the first floor there are three good sized bedrooms and a luxury fitted family bathroom.

Outside, the property boasts ample off road parking and lovely landscaped rear garden, perfect for enjoying the fresh air or hosting summer barbecues.

The detached nature of the house ensures privacy and a sense of space, while still being conveniently located with Hinckley town centre is a short walk away for shops, schools and amenities. Hinckley Golf Club, Burbage Common and Woods are close by in the opposite direction. Commuting via the A47, A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding areas is very good indeed. Birmingham and East Midlands Airports are just half an hour away.

This property on De Montfort Road is not just a house; it is a place where memories can be made. Do not miss the chance to make this charming house your new home.

COUNCIL TAX BAND & TENURE

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

ARCHED ENTRANCE PORCH

having original quarry tiled flooring and light.

HALL

12'11" x 6'6" (3.95m x 2m)

having composite front door with double glazed leaded light windows, original parquet flooring, alarm control panel, coved ceiling, central heating radiator and Nest controlled thermostat. Feature spindle balustraded 'dog leg' staircase to the First Floor Landing.



GUEST CLOAKROOM

having integrated low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks and upvc double glazed window with obscure glass.

LOUNGE

13'0" x 12'0" (3.98m x 3.67m)

having feature pine Victorian style fireplace with gas coal effect fire, cast iron back and hearth, tv aerial point, central heating radiator and upvc double glazed bow window to front.



SNUG

16'4" x 12'0" (5m x 3.68m)

having central heating radiator, tv aerial point, picture rail, coved ceiling, central heating radiator and upvc double glazed bay window to rear.



KITCHEN

9'11" x 9'10" (3.03m x 3.02m)

having an attractive range of light grey Shaker style units including base units, drawers and wall cupboards, butchers block work surfaces and inset sink with mixer tap and rinser bowl, built in double oven and grill, gas hob with extractor fan over, space and plumbing for washing machine and dishwasher, integrated fridge and freezer, central heating radiator, inset LED lighting, coved ceiling, wood effect flooring, door to pantry store with fitted shelving, power, light and housing the gas fired boiler for central heating and domestic hot water, upvc double glazed window to rear and door opening onto Sun Room.





SUN ROOM

11'4" x 8'11" (3.47m x 2.72m)

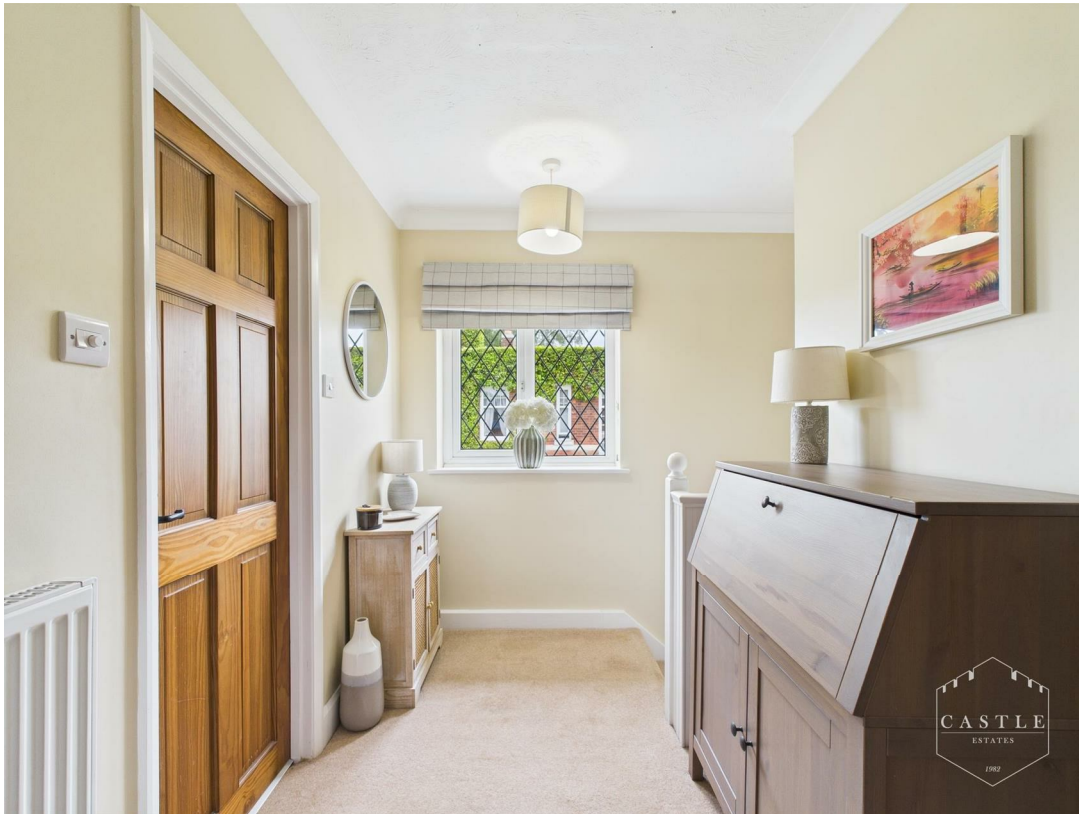
having ceiling fan with light, central heating radiator, upvc double glazed windows, side door and French doors opening onto the rear garden.



FIRST FLOOR LANDING

9'11" x 6'0" (3.03m x 1.84m)

having central heating radiator, access to the roof space and upvc double glazed window.



BEDROOM ONE

15'4" x 12'1" (4.69m x 3.69m)

having an excellent range of fitted furniture including wardrobes with concealed power point and aerial point, fitted shelving, dressing table with drawers, central heating radiator, coved ceiling, bedside lighting and upvc double glazed window to front.





BEDROOM TWO

12'1" x 11'8" (3.70m x 3.57m)

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



BEDROOM THREE

8'0" x 5'10" (2.46m x 1.80m)

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



BATHROOM

9'10" x 8'8" (3.02m x 2.65m)

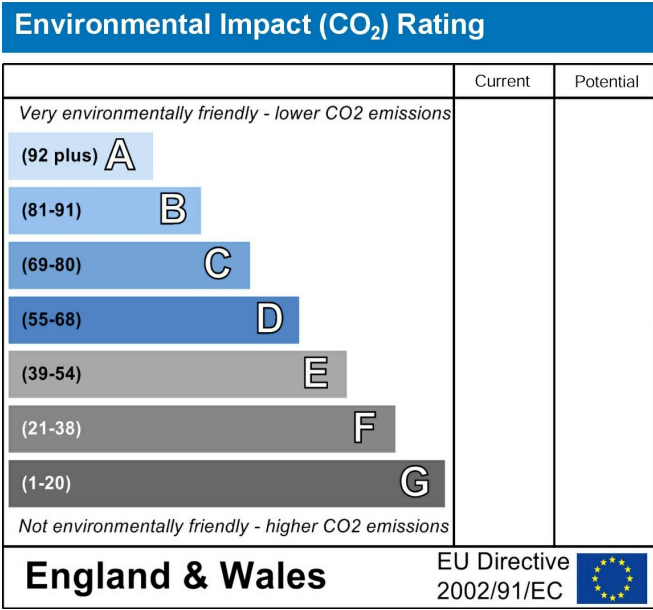
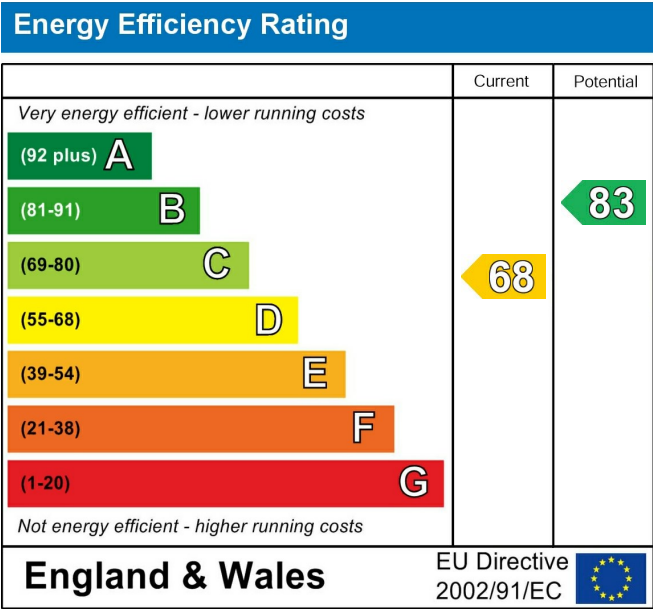
having contemporary suite including freestanding bath, fully tiled separate shower cubicle with rain shower over, low level w.c., vanity unit with wash hand basin, chrome heated towel rail, inset LED lighting, built in storage cupboard housing the controller for under floor heating, extractor fan, under floor heating and upvc double glazed window with obscure glass.



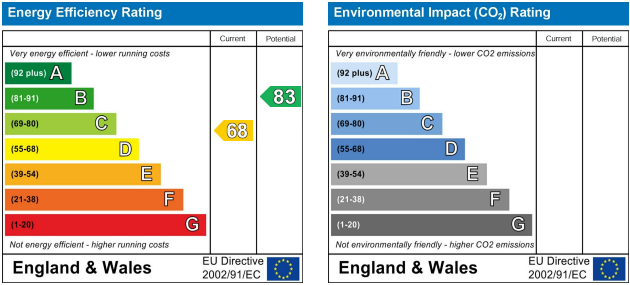
OUTSIDE

There is direct vehicular access over a good sized stone driveway with ample off road parking for several cars and walled boundary to front. Pedestrian access via gate leading to a landscaped rear garden with porcelain tiled patio area, lawn, mature flower and shrub borders, outside tap, light and power point. Two timber gardens sheds with power and light, one with utility area.









Approximate total area⁽¹⁾
114 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
