

CASTLE ESTATES

1982

**A GOOD SIZED THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING
ON A LARGE PRIVATE PLOT WITH BEAUTIFUL REAR GARDEN SITUATED IN A
MOST SOUGHT AFTER TOWN CENTRE LOCATION**



**38 ELIZABETH ROAD
HINCKLEY LE10 0QY**

Offers In Excess Of £350,000

- Entrance Hall
- Sun Room
- Three Good Sized Bedrooms
- Ample Off Road Parking & Detached Garage
- Popular & Convenient Town Centre Location
- Spacious Lounge/Dining Room
- Spacious Kitchen
- Family Bathroom
- Superb & Large Private Rear Garden
- NO CHAIN - VIEWING ESSENTIAL



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**** NO CHAIN **** Elizabeth Road in Hinckley, this good sized detached house presents an exceptional opportunity for families and individuals alike.

The accommodation enjoys entrance hall, spacious lounge opening onto sun room and a good sized kitchen. To the first floor there are three good sized bedrooms and a family bathroom.

The house is set on a large private plot, offering ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the tranquillity of your own garden. The expansive grounds provide excellent potential for further extension and improvement, allowing you to tailor the home to your specific needs and desires.

Located in a popular neighbourhood, this home is conveniently situated near local amenities, schools, and parks, ensuring that everything you need is within easy reach.

Do not miss the chance to explore the possibilities that await in this lovely home.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

11'9" x 7'11" (3.60m x 2.42m)

having upvc double glazed front door with leaded lights and side windows with obscure glass, central heating radiator and telephone point. Staircase to the First Floor Landing with storage beneath.



ENTRANCE HALL



LOUNGE

18'9" x 12'11" (5.74m x 3.96m)

having tiled fireplace with electric fire, two central heating radiators, tv aerial point, wall light points, coved ceiling and double glazed window to front. Double doors opening onto Sun Room.





SUN ROOM

10'4" x 8'7" (3.17m x 2.62m)

having tiled flooring, central heating radiator, brick base, polycarbonate roof, upvc double glazed windows and French doors opening onto private rear garden.



KITCHEN

11'11" x 9'5" (3.64m x 2.88m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in double oven and grill, ceramic hob with cooker hood over, integrated fridge freezer, floor mounted gas fired boiler for central heating and domestic hot water, upvc double glazed window to rear and side door.



KITCHEN



FIRST FLOOR LANDING

having access to a roof space and double glazed window.



BEDROOM ONE

12'0" x 12'0" (3.68m x 3.66m)

having range of fitted wardrobes, bridging unit and dressing table, central heating radiator, coved ceiling and double glazed window to front.



BEDROOM TWO

11'11" x 9'5" (3.64m x 2.88m)

having range of fitted wardrobes, bridging unit and dressing table, central heating radiator and double glazed window to rear.



BEDROOM THREE

8'11" x 7'3" (2.72m x 2.21m)

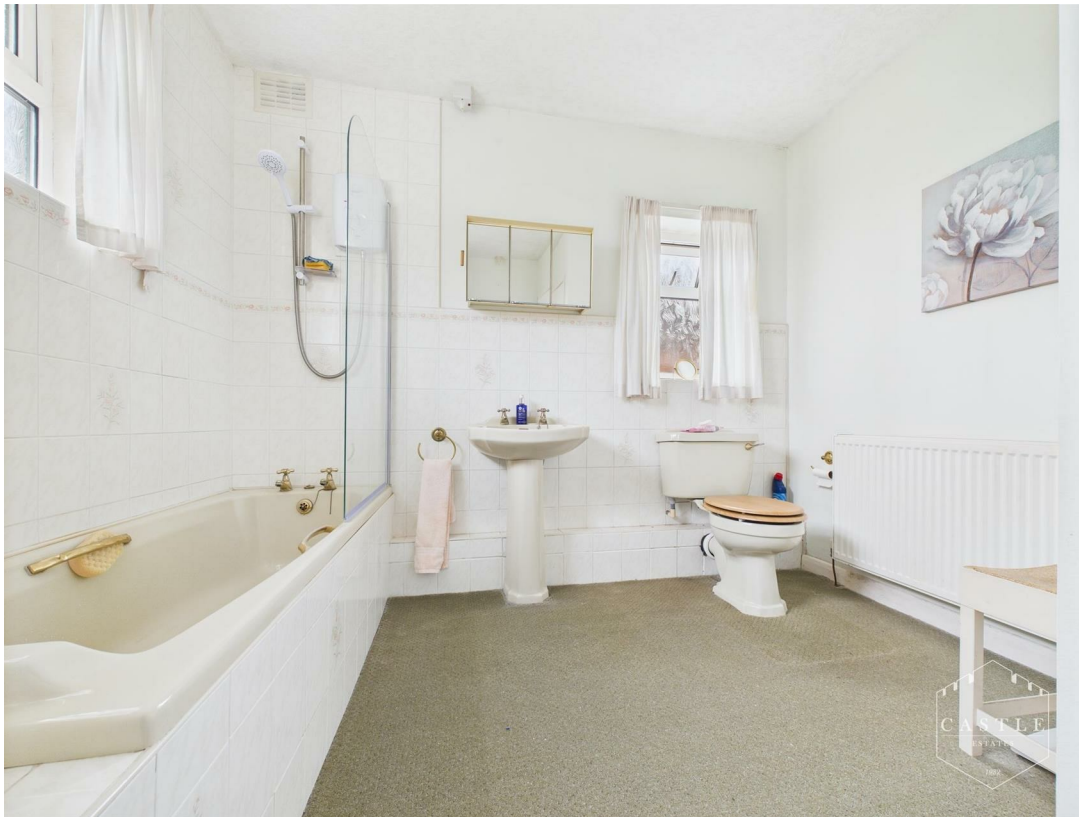
having built in cupboard, central heating radiator and double glazed window to front.



BATHROOM

9'6" x 8'11" (2.90m x 2.74m)

having coloured suite including panelled bath with shower over and glass screen, pedestal wash hand basin, low level w.c., central heating radiator, ceramic tiled splashbacks, built in airing cupboard and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking for several cars leading to DETACHED GARAGE (4.91m x 2.76m) A lawned foregarden with hedged boundaries. Pedestrian access via gate leading to a large beautiful lawned rear garden with patio area, mature flower and shrub borders, hedged boundaries, greenhouse and garden shed. OUTSIDE W.C. and COAL STORE.





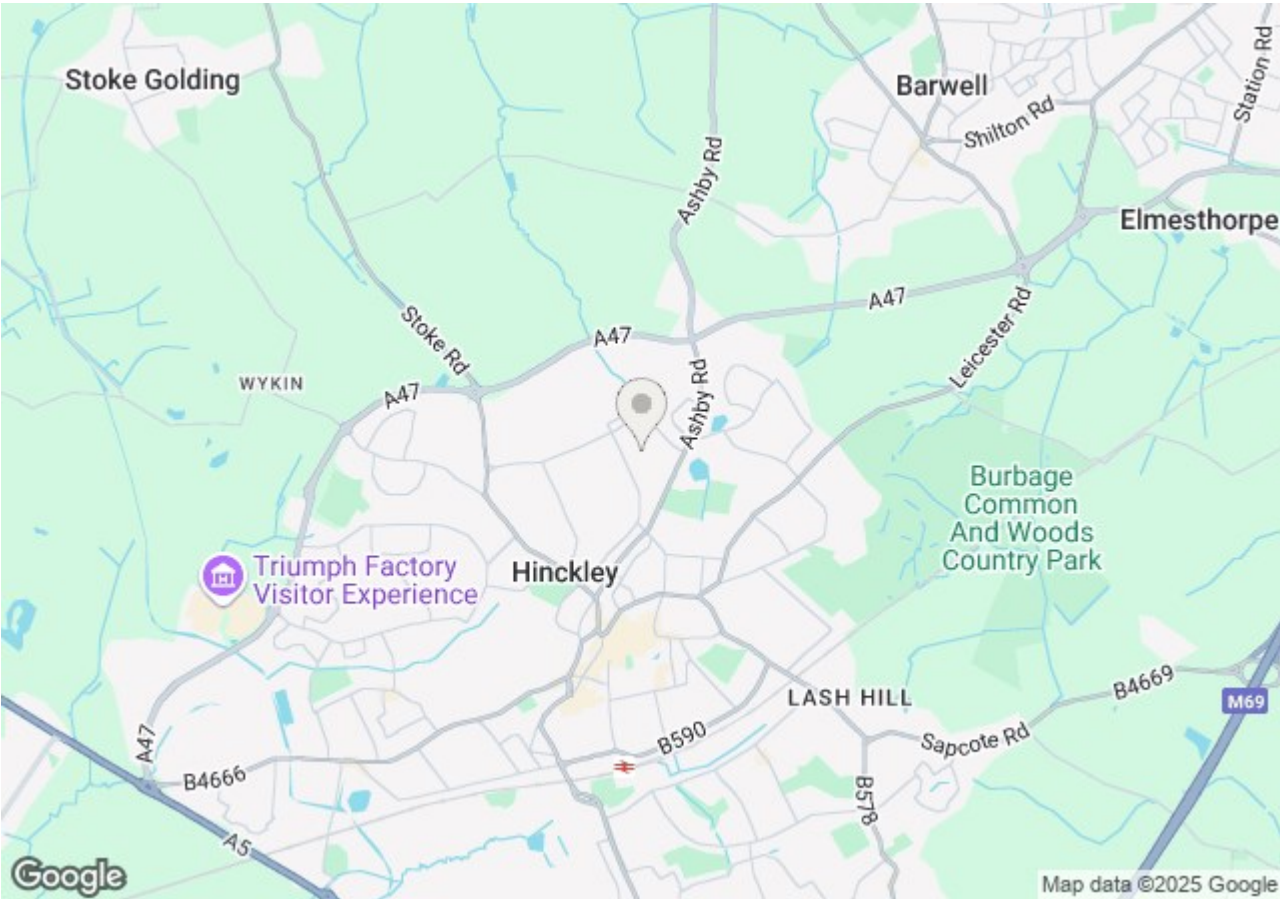


Energy Efficiency Rating

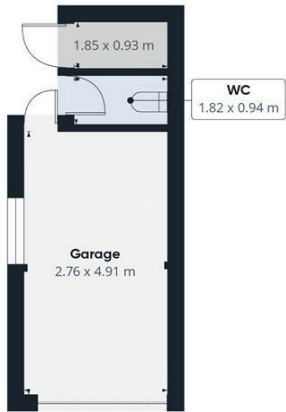
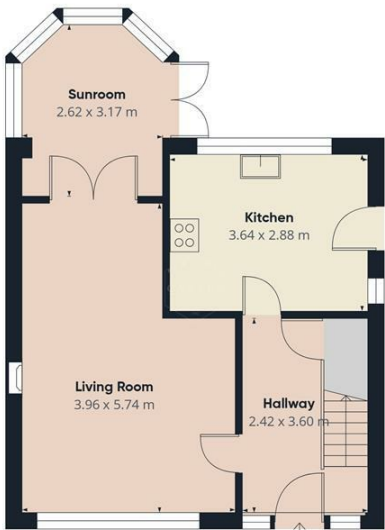
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Approximate total area⁽¹⁾
105.8 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
