

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH PARKING AND GARAGE EN BLOC TO REAR SITUATED IN A POPULAR RESIDENTIAL LOCATION



**28 TORRIDON WAY
HINCKLEY LE10 0UH**

Offers In Excess Of £280,000

- Entrance Hall
- Separate Dining Room
- Three Good Sized Bedrooms
- Parking & Garage En Bloc (off Farneway)
- Popular Residential Location
- Attractive Lounge To Front
- Well Fitted Shaker Style Kitchen
- Modern Family Bathroom
- Well Tended Landscaped Garden
- VIEWING ESSENTIAL



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Torridon Way, Hinckley, this well presented detached house presents an excellent opportunity for families and individuals alike. Viewing is essential.

The accommodation enjoys entrance hall, attractive lounge to front, separate dining room and a well fitted Shaker style kitchen. To the first floor there are three good sized bedrooms and family bathroom.

Outside there are well tended lawned gardens front and rear. Additionally, the house benefits from parking and a garage en bloc located to the rear, providing secure and convenient access for your vehicles.

Do not miss the chance to make this lovely property your new home.

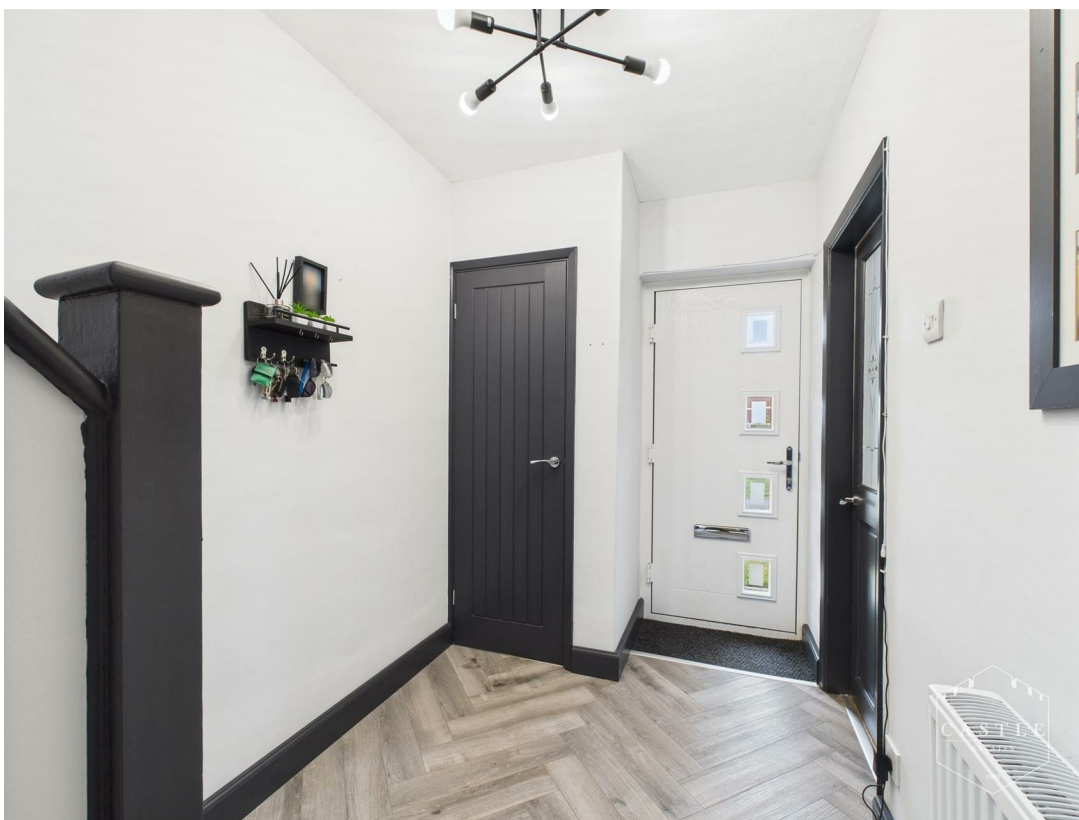
COUNCIL TAX BAND & TENURE

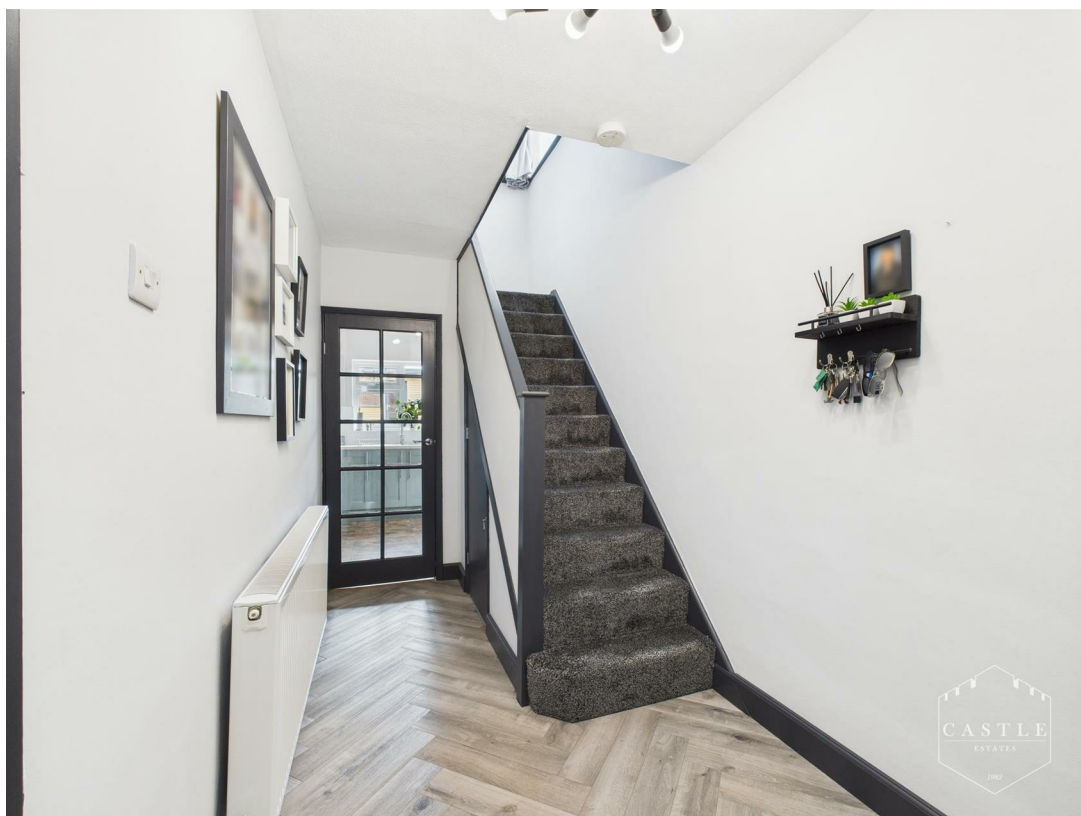
Hinckley and Bosworth Borough Council - Band C (Freehold).

ENTRANCE HALL

13'9" x 5'11" (4.21m x 1.81m)

having composite front door, built in storage cupboard, central heating radiator and wood effect flooring. Feature staircase to First Floor Landing with useful storage cupboard beneath.





LOUNGE

16'4" x 12'3" (4.98m x 3.74m)

having upvc double glazed square bay window overlooking green to front, feature stone fireplace with inset electric fire and central heating radiator. Double doors opening Dining Room.





DINING ROOM

9'11" x 9'1" (3.04m x 2.78m)

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



KITCHEN

9'7" x 8'3" (2.93m x 2.52m)

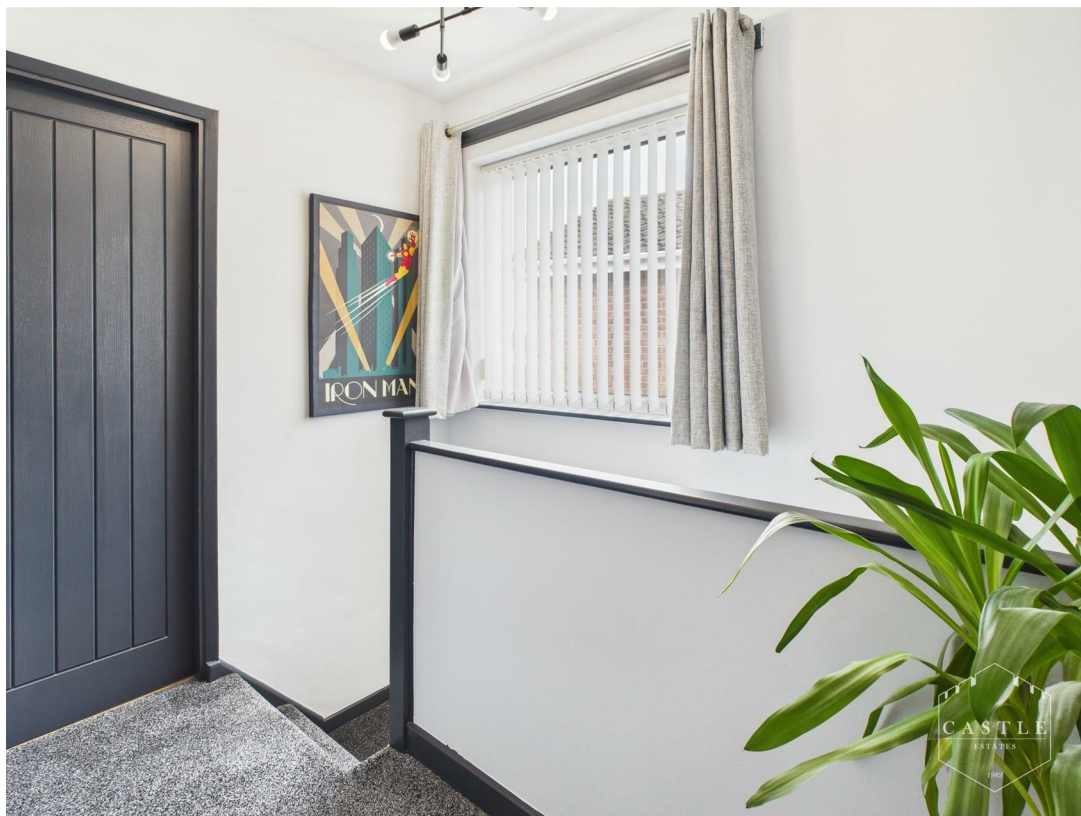
having an attractive range of Shaker style units including base units, drawers and wall cupboards, butchers block work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinsing bowl, built in oven with electric hob and cooker hood over, integrated fridge freezer, space and plumbing for washer/dryer, inset LED lighting, upvc double glazed window to front and side door.



FIRST FLOOR LANDING

8'2" x 3'2" (2.49m x 0.99m)

having access to the part boarded roof space and upvc double glazed window to side.



BEDROOM ONE

12'4" x 11'10" (3.78m x 3.62m)

having built in wardrobes, central heating radiator, gas fired boiler for central heating and domestic hot water and upvc double glazed window to rear.



BEDROOM TWO

11'6" x 10'9" (3.53m x 3.30m)

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



BEDROOM THREE

8'2" x 7'6" (2.50m x 2.30m)

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



BATHROOM

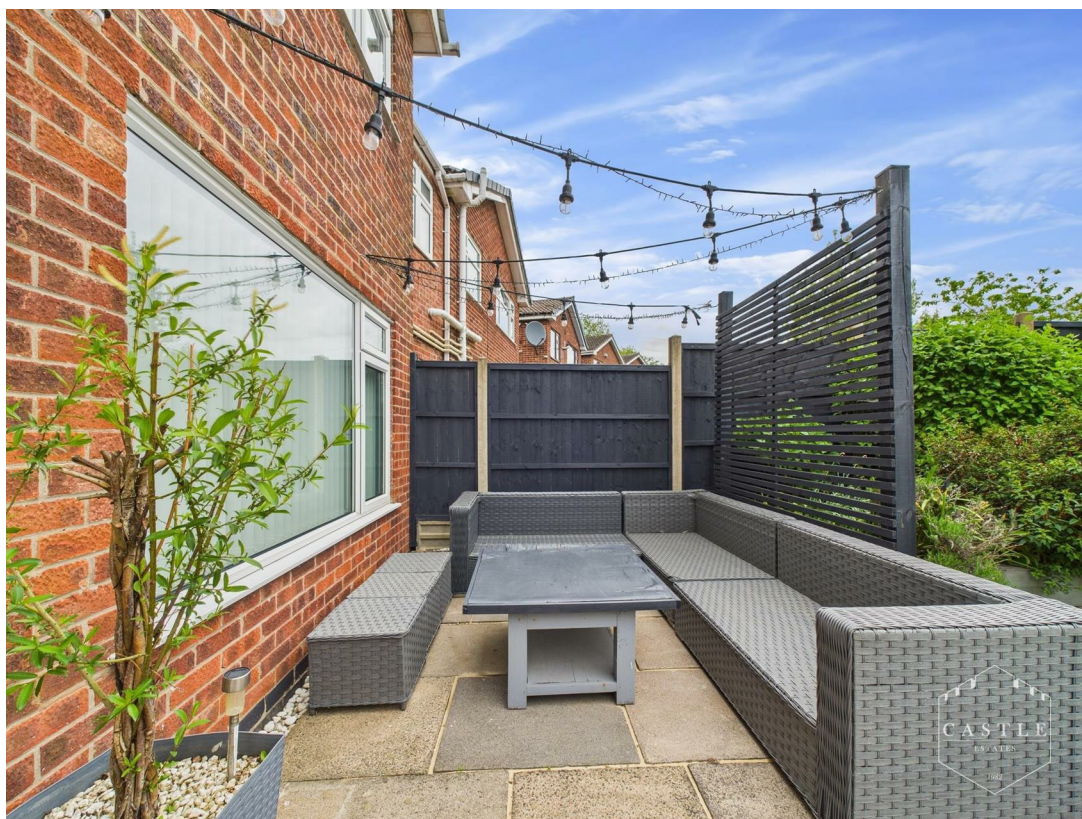
6'11" x 6'0" (2.12m x 1.83m)

having modern white suite including panelled bath with shower over and screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, upvc double glazed window with obscure glass.



OUTSIDE

Open lawned amenity space to the front. There is a lawned foregarden with hedged boundary. Pedestrian access via gate to a landscaped rear garden with patio area, lawn, well fenced boundaries and mature shrubs. CABIN (3.10m x 2.89m) being fully insulated with power and light. Storage to side. PARKING and GARAGE EN BLOC (OFF FARNEWAY)





OUTSIDE - GREEN TO FRONT




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




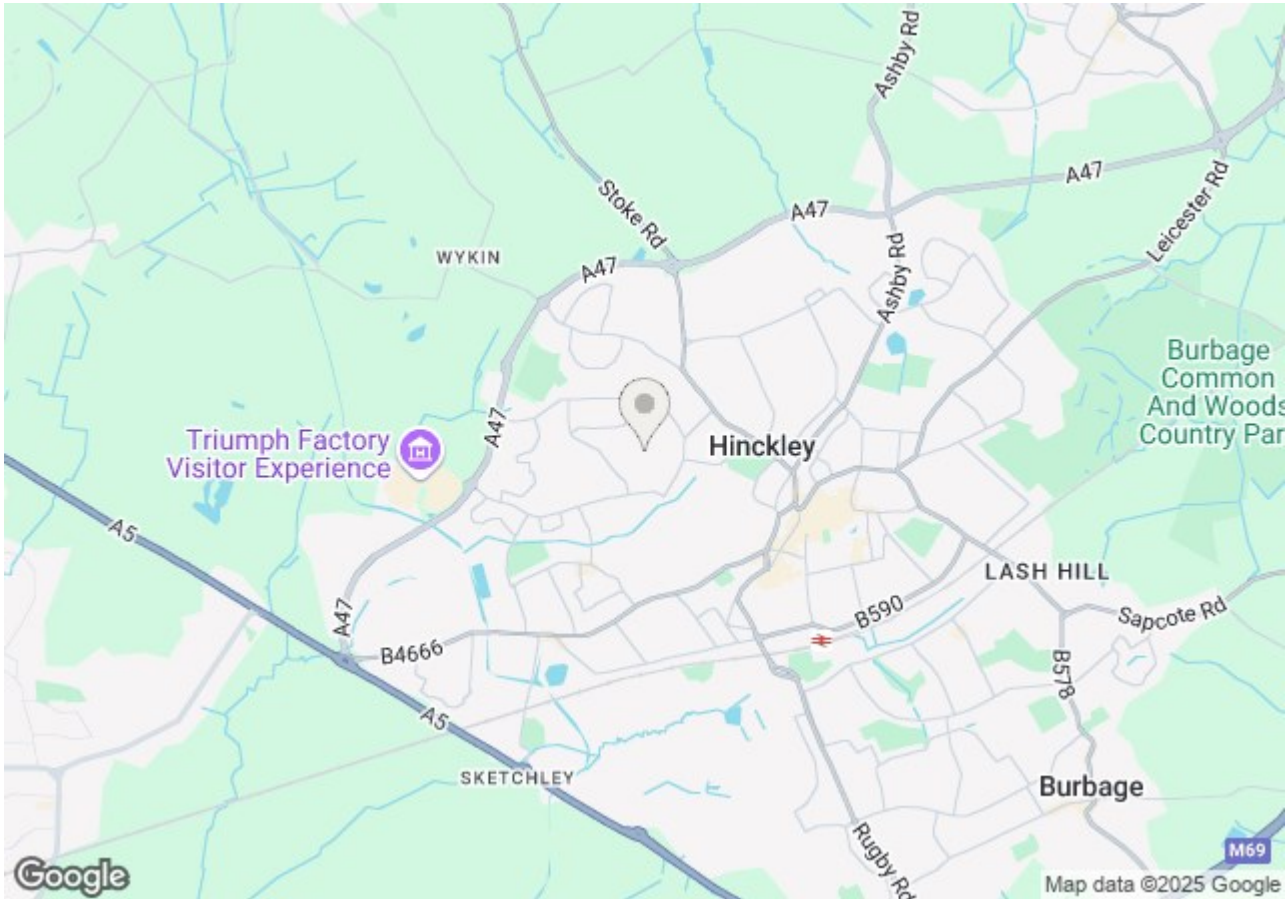
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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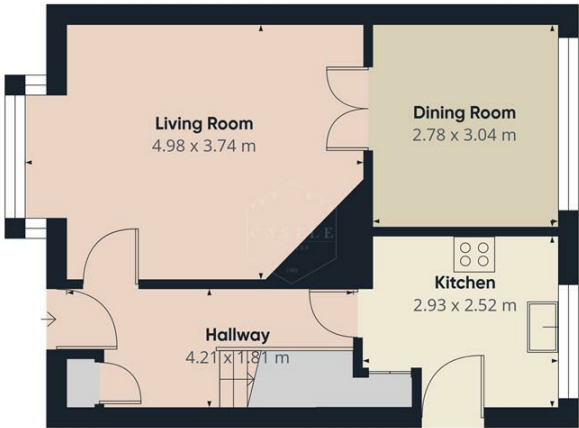
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
88 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 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
