

CASTLE ESTATES

1982

A FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH GOOD SIZED REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**33 KINROSS WAY
HINCKLEY LE10 0WF**
Offers Over £350,000

- Entrance Hall With Guest Cloakroom
- Well Fitted Kitchen
- Three Further Good Sized Bedrooms
- Off Road Parking & Integral Garage
- Popular Residential Location
- Attractive Lounge/Dining Room
- Master Bedroom With Ensuite
- Family Bathroom
- Private Good Sized Rear Garden
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** This good sized detached family residence enjoys an entrance hall with guest cloakroom off, spacious through lounge/dining room opening onto rear garden and a well fitted dining kitchen. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking leading to integral garage and lawned rear garden.

It is situated in a popular residential location, close to local shops. Hinckley town centre is approximately one and half miles away with its larger shops, schools and amenities. The property is convenient for persons needing to commute via the A47 Northern Perimeter Road to the A5 and M69 junctions making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

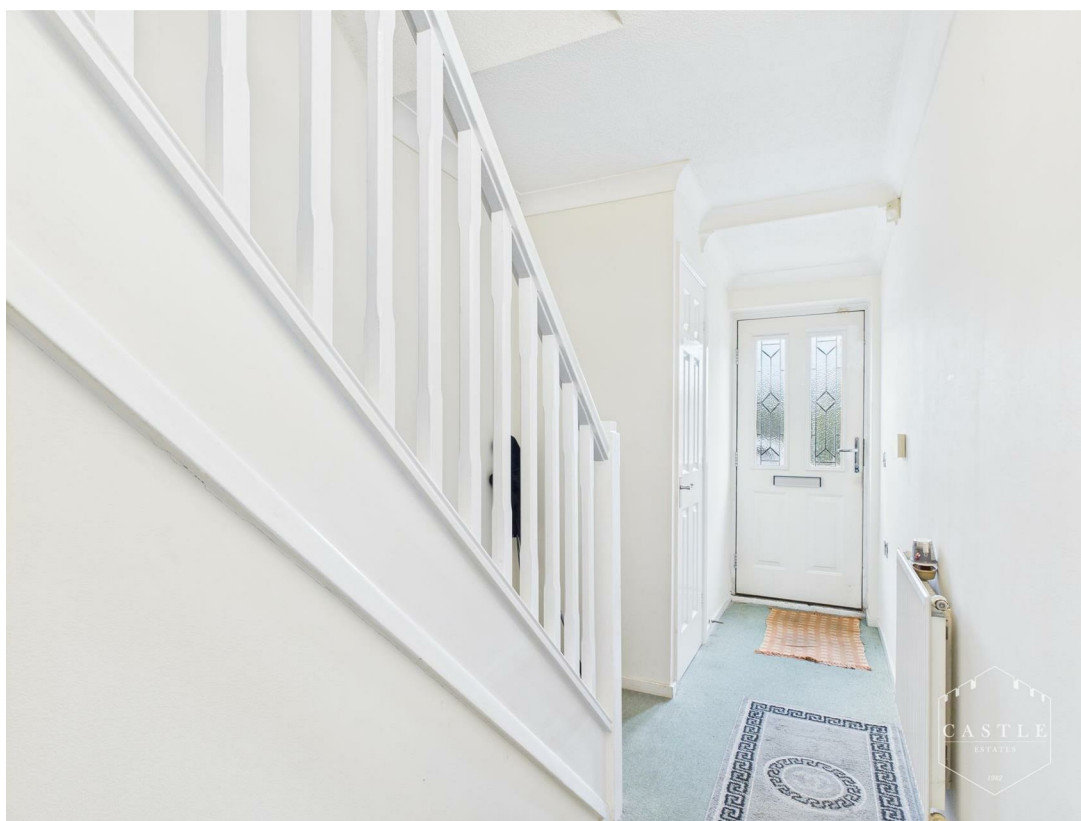
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

17'8" x 3'1" (5.40m x 0.94m)

having composite double glazed front door with leaded lights, alarm control panel, coved ceiling and central heating radiator. Spindle balustraded staircase to First Floor Landing with storage beneath.



GUEST CLOAKROOM

having low level w.c., wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



LOUNGE/DINING ROOM

23'2" x 8'2" (7.07m x 2.51m)

LOUNGE AREA having feature fireplace with living flame gas fire, marble surround and hearth, tv aerial point, coved ceiling, central heating radiator, upvc double glazed bay window to front.

DINING AREA having central heating radiator and sliding patio doors opening onto rear garden.



KITCHEN

17'8" x 8'4" (5.40m x 2.55m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset bowl sink with drainer and chrome mixer tap, built in electric oven, four ring gas hob and extractor hood over, space and plumbing for washing machine, built in wine rack, space for tall standing fridge freezer, central heating radiator, inset LED lighting, upvc double glazed window to rear and French doors opening onto rear garden.



FIRST FLOOR LANDING

having access to the part boarded roof space.

MASTER BEDROOM

12'9" x 11'1" (3.91m x 3.39m)

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



ENSUITE SHOWER ROOM

8'0" x 4'0" (2.44m x 1.22m)

having low level w.c., wash hand basin, shower cubicle with concertina folding door and mains fed shower over, central heating radiator, extractor fan and ceramic tiled splashbacks.

BEDROOM TWO

14'10" x 8'4" (4.54m x 2.55m)

having laminated flooring, two central heating radiators and two upvc double glazed windows to rear.



BEDROOM THREE

11'1" x 8'5" (3.40m x 2.58m)

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



BEDROOM FOUR

12'0" x 8'0" (3.67m x 2.45m)

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



BATHROOM

8'0" x 4'0" (2.44m x 1.22m)

having panelled bath, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to INTEGRAL GARAGE (4.78m x 2.52m) with electric up and over door, side personal door to garden, power, light and housing the gas fired boiler for central heating and domestic hot water. Pedestrian access via gate to a good sized rear garden with patio area, lawn and fenced boundaries.

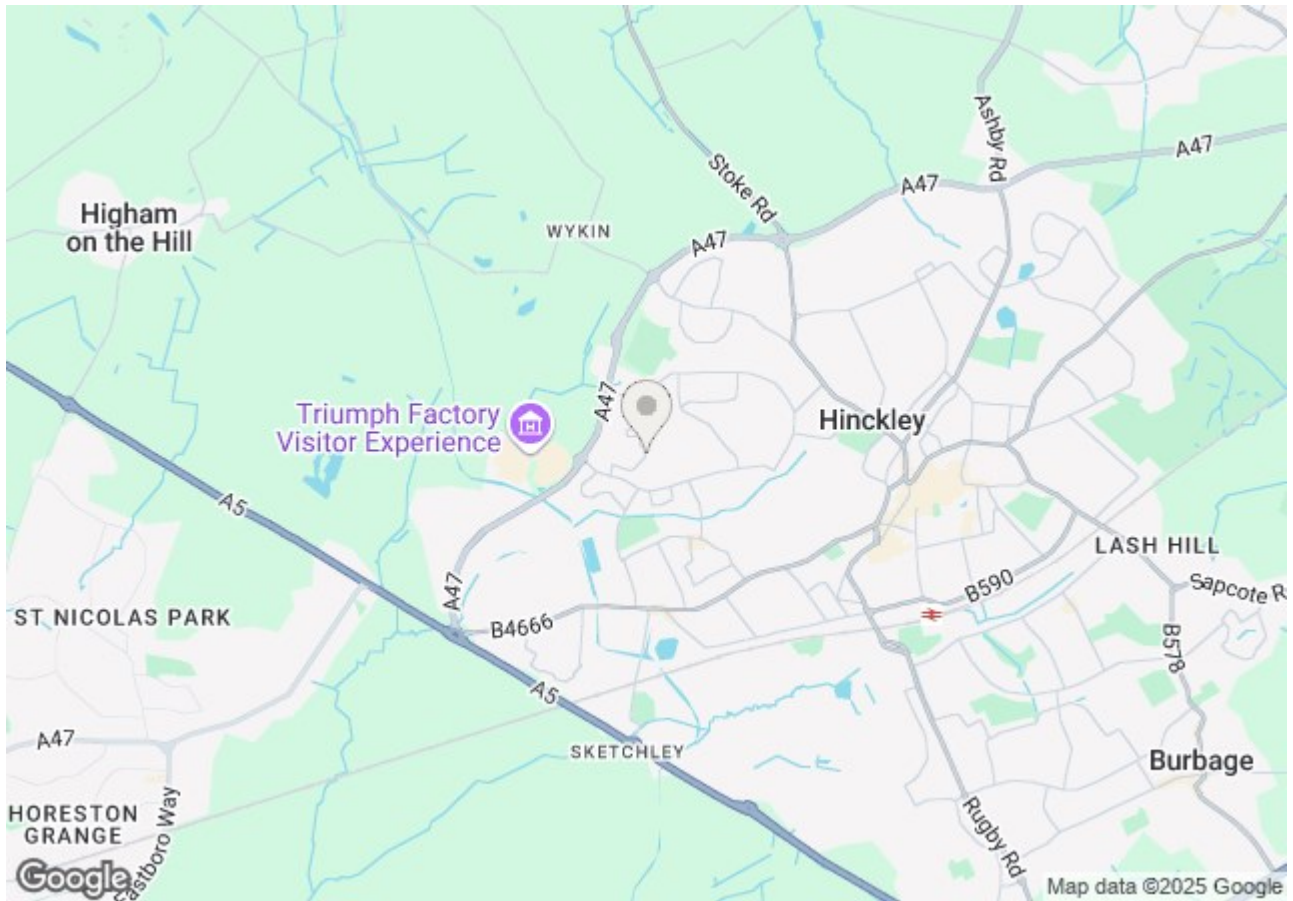


Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

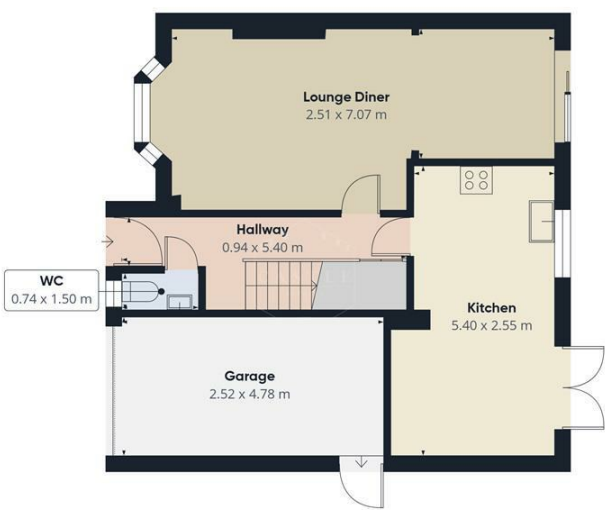
Environmental Impact (CO₂) Rating

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Floor 0



Floor 1

Approximate total area^m
109.6 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
