

CASTLE ESTATES

1982

A GOOD SIZED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH DOUBLE GARAGE AND A PRIVATE REAR GARDEN SITUATED IN A POPULAR VILLAGE LOCATION



6 BOSTOCK CLOSE ELMESTHORPE LE9 7SR

Offers In The Region Of £375,000

- Entrance Hall With Guest Cloakroom
- Attractive Lounge To Front
- Good Sized Dining Room
- Master Bedroom With Ensuite
- Family Bathroom
- Useful Ground Floor Office
- Contemporary Fitted Kitchen
- Conservatory To Rear
- Three Further Good Sized Bedrooms
- Parking, Double Garage & Landscaped Gardens



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



This good sized detached house on Bostock Close offers a perfect blend of comfort and elegance.

The well-designed layout ensures that each space flows seamlessly into the next, creating a warm and welcoming atmosphere throughout the home.

The accommodation boasts entrance hall with guest cloakroom off, useful office, attractive lounge to front, well fitted contemporary kitchen opening onto a good sized dining room and a further conservatory to the rear. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom.

To the front is ample off road parking and a detached double garage. One of the standout features of this home is the beautifully landscaped gardens. The gardens are not only aesthetically pleasing but also provide a safe and enjoyable area for children to play.

Don't miss the chance to make this stunning property your new home.

COUNCIL TAX BAND & TENURE

Blaby Council - Band E (Freehold).

ENTRANCE HALL

having upvc double glazed front door and side window, central heating radiator and coved ceiling. Feature spindle balustraded staircase to First Floor Landing with storage beneath.



GUEST CLOAKROOM

2'8" x 7'9" (0.82m x 2.38m)

having low level w.c., vanity unit with wash hand basin with chrome mixer tap, central heating radiator, half panelled walls and upvc double glazed window with obscure glass.



LOUNGE

having upvc double glazed bay window to front, feature fireplace with beam over and multi fuel fire, tv aerial point, coved ceiling, designer central heating radiator, wall light points and wood effect flooring.



OFFICE

8'11" x 7'9" (2.73m x 2.37m)

having upvc double glazed window to front, central heating radiator, electric consumer unit and coved ceiling.



KITCHEN

13'10" x 8'2" (4.22m x 2.50m)

having range of contemporary fitted high gloss units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with drainer and chrome mixer tap, built in electric oven, four ring hob with cooker hood over, integrated dishwasher, space for American style fridge freezer, inset LED lighting, wood effect flooring, upvc double glazed window to rear and door opening onto rear garden. Square arch to Dining Room.



DINING ROOM

11'8" x 8'6" (3.56m x 2.61m)

having wood effect flooring, central heating radiator, designer central heating radiator and upvc double glazed sliding doors to Conservatory.



CONSERVATORY

12'1" x 11'10" (3.69m x 3.62m)

having two central heating radiators, tv aerial point, upvc double glazed windows and French doors opening onto rear garden.



FIRST FLOOR LANDING

having access to the roof space and storage cupboard.

MASTER BEDROOM

12'2" x 9'9" (3.71m x 2.99m)

having range of fitted wardrobes, two central heating radiators, tv aerial point, feature panelled wall and upvc double glazed bay window to front.



ENSUITE

5'1" x 5'0" (1.57m x 1.53m)

having corner shower cubicle with rain shower over, low level w.c., vanity unit with wash hand basin, central heating radiator, shaver point, ceramic tiled splashbacks and upvc double glazed window to front with obscure glass.



BEDROOM TWO

11'0" x 8'6" (3.37m x 2.61m)

having range of fitted wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front.



BEDROOM THREE

8'10" x 8'6" (2.70m x 2.61m)

having central heating radiator, tv aerial point and upvc double glazed window to rear.



BEDROOM FOUR

9'6" x 7'1" (2.91m x 2.16m)

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



FAMILY BATHROOM

7'8" x 5'7" (2.36m x 1.71m)

having integrated low level w.c, wash hand basin and vanity cabinets, fully tiled shower cubicle with rain shower over, extractor fan, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE


There is direct vehicular access over a good sized tarmac driveway with ample off road parking leading to DETACHED DOUBLE GARAGE (5.15m x 4.71m - currently being used as a games room, however, could easily be converted back). A fully enclosed rear garden with seating areas including barbecue area, decked area leading to further seating area with ornamental pond, lawn, mature flower borders, greenhouse, garden shed and well fenced boundaries.






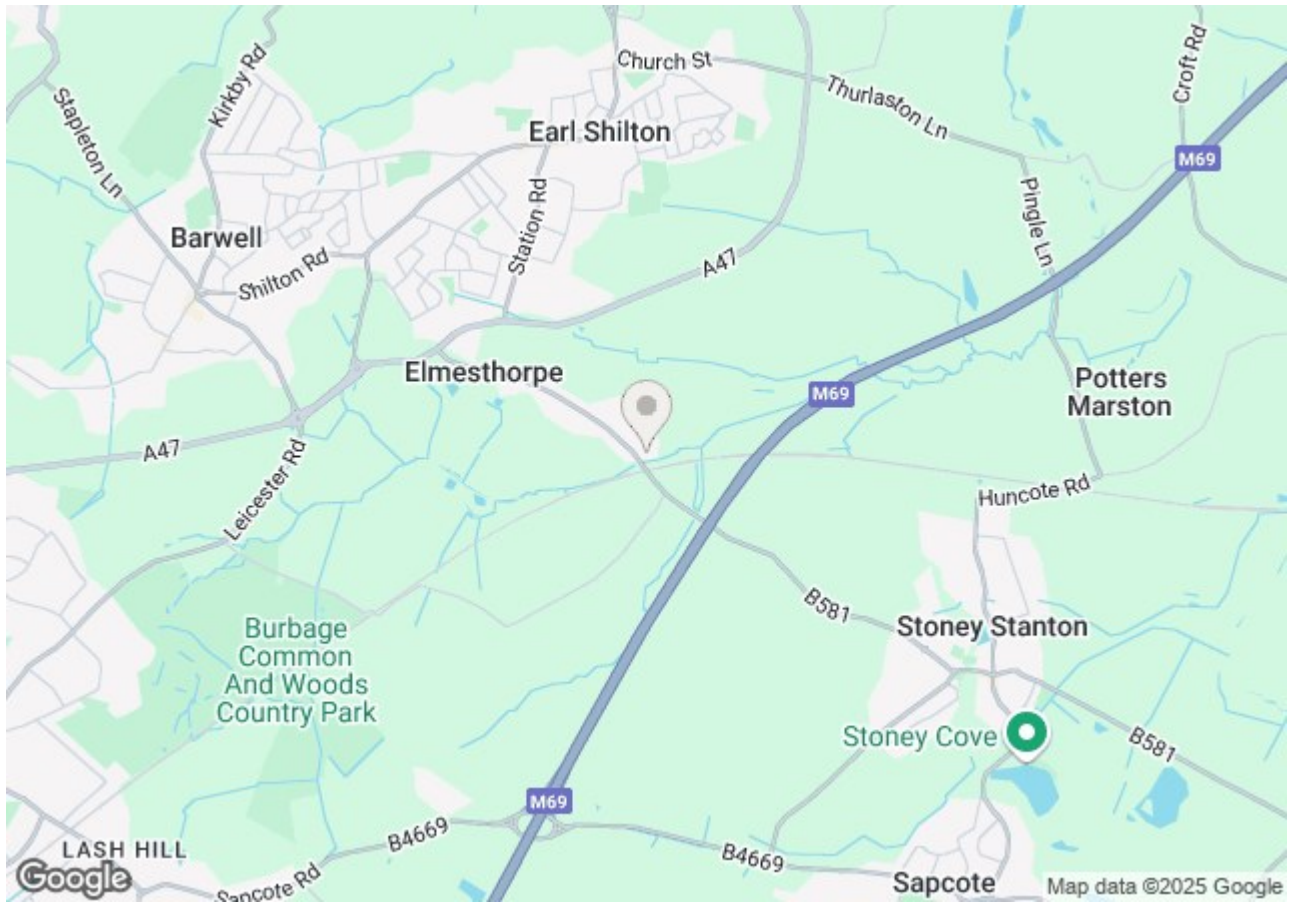


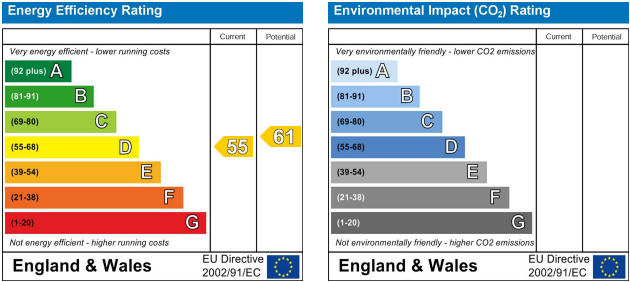
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	61
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

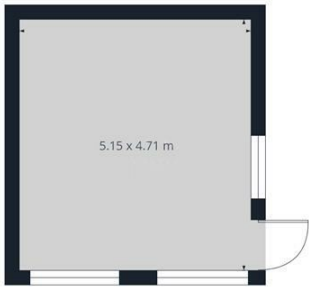




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
139.3 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.

GIRAFFE360

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
