

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE/FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



**78 HINCKLEY ROAD
EARL SHILTON LE9 7LD**

Offers In The Region Of £315,000

- Impressive Hall With Guest Cloakroom
- Well Fitted Kitchen & Utility Room
- Useful Hobbies/Store Room
- Three First Floor Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Attractive Lounge To Front
- Upvc Double Glazed Sun Room
- Ground Floor Bedroom Four
- Family Bathroom
- Mature Sizeable & Private Rear Garden



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In the heart of Earl Shilton, this beautifully presented and much improved detached house on Hinckley Road offers a delightful blend of space and comfort. Viewing is essential.

With a generous area of approximately 1,152 square feet, this property is perfect for families seeking a welcoming home in a popular and convenient town centre location, with local shops, schools, parks and transport links just a stone's throw away, you will find everything you need within easy reach.

The accommodation boasts entrance porch to impressive hall with guest cloakroom off, attractive lounge to front, well fitted dining kitchen, utility room, sun room opening onto the private rear garden, hobbies/store room and a ground floor bedroom four. To the first floor there are three further good sized bedrooms and a family bathroom.

Outside the property enjoys off road parking leading to garage and well tended, sizeable rear garden.

Don't miss the chance to make this delightful property your own.

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

having upvc double glazed front door with side windows. Wooden door with leaded lights and obscure glass leading to Hall.

HALL

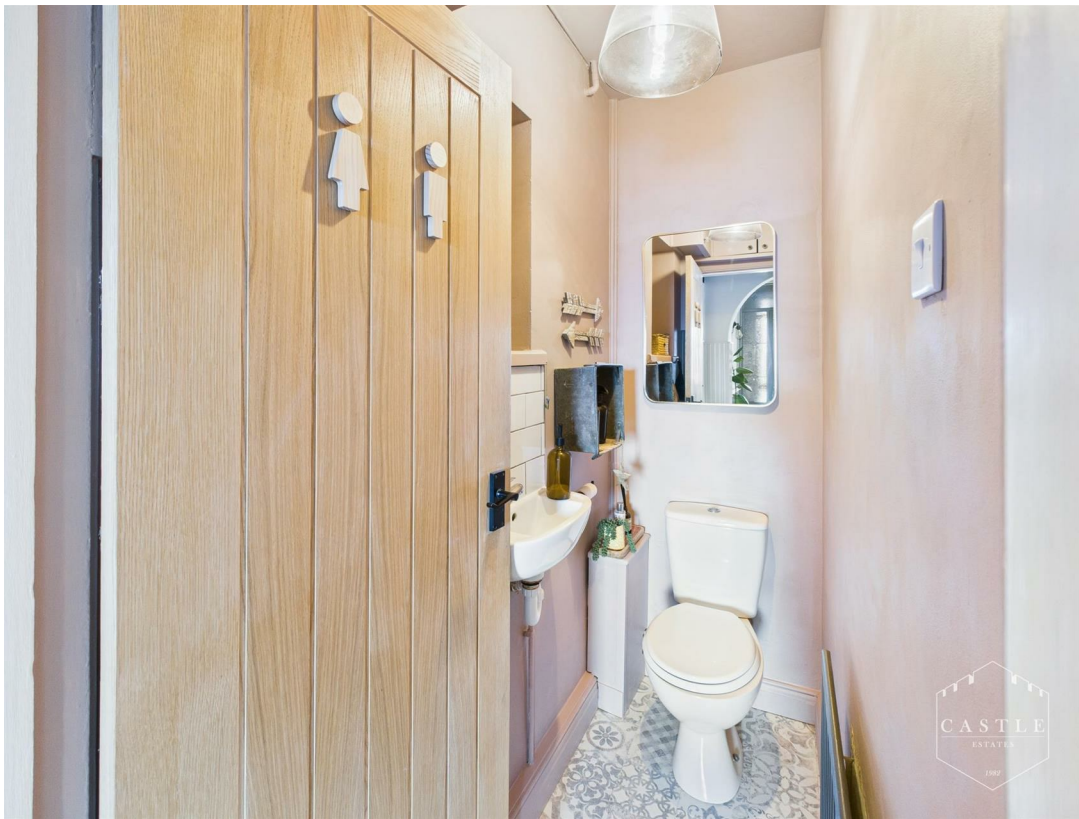
having herringbone wood flooring, half panelled wall, central heating radiator, coved ceiling and wall light points. Staircase to First Floor Landing.





GUEST CLOAKROOM

having low level w.c. and wash hand basin.



LOUNGE

15'1" x 12'11" (4.62m x 3.96m)

having feature fireplace, tv aerial point, coved ceiling, herringbone wood flooring, central heating radiator, wall light points, under stairs storage cupboard, window to kitchen and upvc double glazed bow window to front.



DINING KITCHEN

13'10" x 12'10" (4.24m x 3.92m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in electric oven, space and plumbing for washing machine, space for upright fridge freezer, wood effect flooring, central heating radiator, inset LED lighting, upvc double glazed window and door opening onto Sun Room.







UTILITY ROOM

having fly over work surface with space beneath for tumble dryer, wall mounted gas fired boiler for central heating and domestic hot water, wood effect flooring and upvc double glazed window with obscure glass.

SUN ROOM

10'5" x 10'4" (3.19m x 3.15m)

having wood effect flooring, central heating radiator, upvc double glazed windows and French doors opening onto the rear garden.



STORE/HOBBIES ROOM

9'1" x 7'0" (2.77m x 2.14m)

having fitted storage units, wood effect flooring and door to Garage. Door to Bedroom Four.



BEDROOM FOUR

15'10" x 6'9" (4.85m x 2.08m)

having central heating radiator, inset LED lighting, wood effect flooring. tv aerial point and upvc double glazed window to rear.



FIRST FLOOR LANDING

having spindle balustrading, built in storage cupboards, wall light points and upvc double glazed window with obscure glass.

BEDROOM ONE

15'1" x 9'1" (4.61m x 2.78m)

having an excellent range of fitted wardrobes and dressing table, panelled walls, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

13'1" x 11'2" (4.01m x 3.42m)

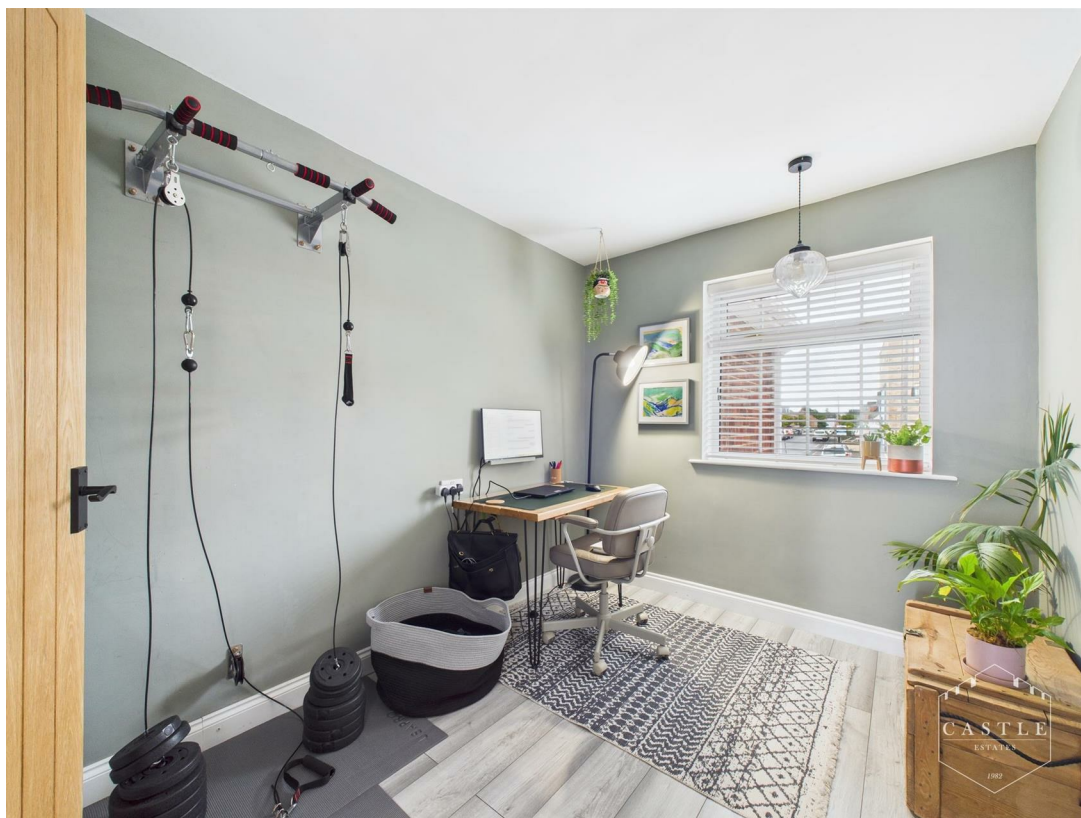
having central heating radiator, tv aerial point, wood effect flooring and upvc double glazed window to rear.



BEDROOM THREE

10'2" x 8'0" (3.11m x 2.46m)

having central heating radiator, wood effect flooring and upvc double glazed window to front.



BATHROOM

9'2" x 5'8" (2.80m x 1.75m)

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



OUTSIDE

There is direct vehicular access over a tarmac driveway with parking for two cars leading to GARAGE (4.23m x 2.59m) with electric up and over door, window to rear, power and light. Hedged boundaries to front. A fully enclosed, private and sizeable rear garden with patio area, lawn, mature trees, flower and shrub borders and well fenced boundaries.



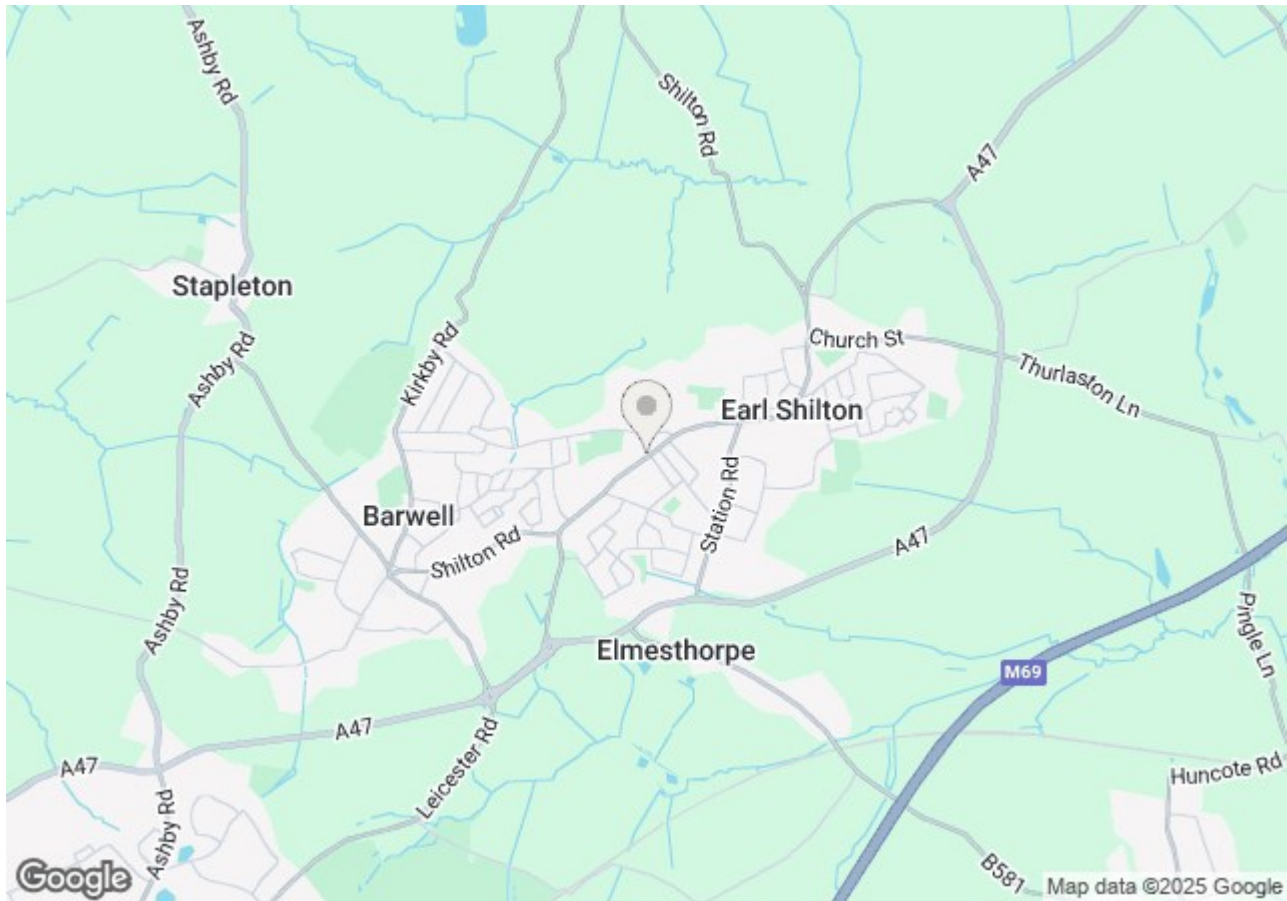


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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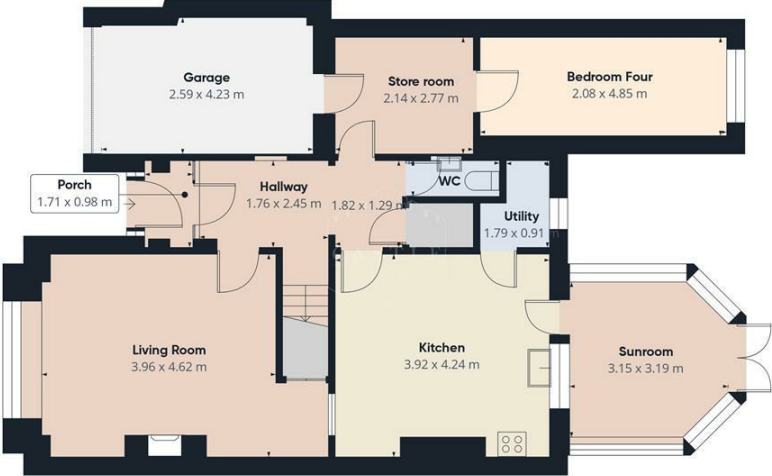


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Floor



Floor

Approximate total area⁽¹⁾
138.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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
