

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED MATURE PLOT SITUATED IN A MOST POPULAR RESIDENTIAL LOCATION**



**54 STANLEY ROAD  
HINCKLEY LE10 0HS**

**Price £250,000**

- NO CHAIN
- Good Sized Dining Area
- Three Bedrooms
- Ample Off Road Parking
- Popular & Convenient Residential Location
- Attractive Lounge To Front
- Well Fitted Kitchen
- Modern Family Bathroom
- Sizeable Mature Private Rear Garden
- VIEWING ESSENTIAL



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**\*\* NO CHAIN \*\*** This well presented and much improved traditional semi detached property stands on a mature plot with off road parking and a sizeable lawned rear garden.

The accommodation enjoys an entrance hall, attractive lounge opening through to good sized dining area and a well fitted kitchen. To the first floor there are three bedrooms and a family bathroom.

It is situated in a popular residential location within easy distance of Hinckley town centre with its shops, schools and amenities. Commuting via the A5, A47 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

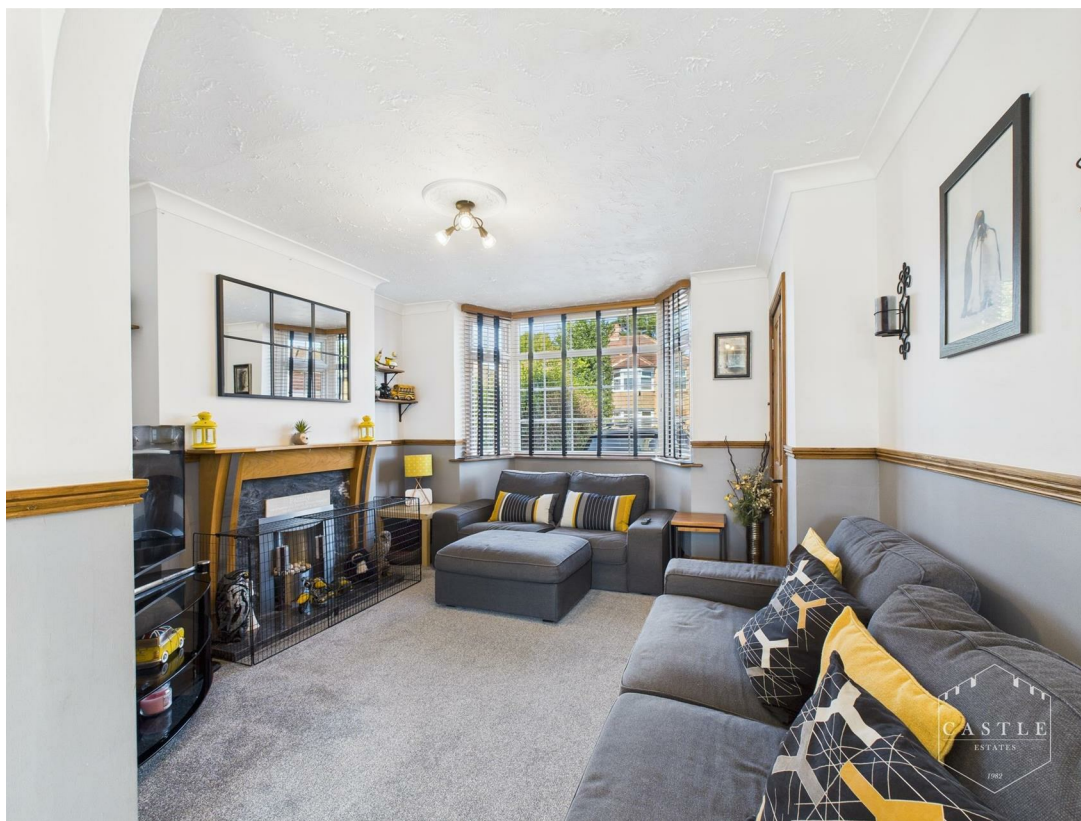
4'1" x 3'8" (1.27m x 1.13m )

having upvc double glazed front door, wood effect flooring, coved ceiling and central heating radiator. Staircase to First Floor Landing.

### **LOUNGE**

12'10" x 12'4" (3.92m x 3.77m )

having feature fireplace with inset fire, marble back and hearth, coved ceiling, tv aerial point, central heating radiator and upvc double glazed bay window to front. Archway to Dining Area.







## DINING AREA

9'11" x 9'6" (3.04m x 2.92m )

having coved ceiling, central heating radiator and upvc double glazed French doors opening onto rear garden.



## KITCHEN

18'6" x 5'3" (5.66m x 1.62m )

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for rangemaster style cooker with cooker hood over, space and plumbing for washing machine, space for upright fridge freezer, designer central heating radiator, two upvc double glazed windows and door opening onto garden.







## FIRST FLOOR LANDING

7'3" x 5'10" (2.22m x 1.80m )

having upvc double glazed window with obscure glass, spindle balustrading, central heating radiator and access to the roof space.



## BEDROOM ONE

13'5" x 9'3" (4.09m x 2.82m )

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





## BEDROOM TWO

10'4" x 8'1" (3.17m x 2.47m )

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



### BEDROOM THREE

7'5" x 7'4" (2.27m x 2.25m )

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





## BATHROOM

6'3" x 5'2" (1.92m x 1.59m)

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



## OUTSIDE

There is direct vehicular access over a pebbled driveway with parking for up to two cars. Pedestrian access leading to a sizeable, mature and private rear garden with patio area, lawn, pebbled seating area, mature trees, flower and shrubs, 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 |         |           |
|                                             | 61      | 86        |

England & Wales

EU Directive 2002/91/EC



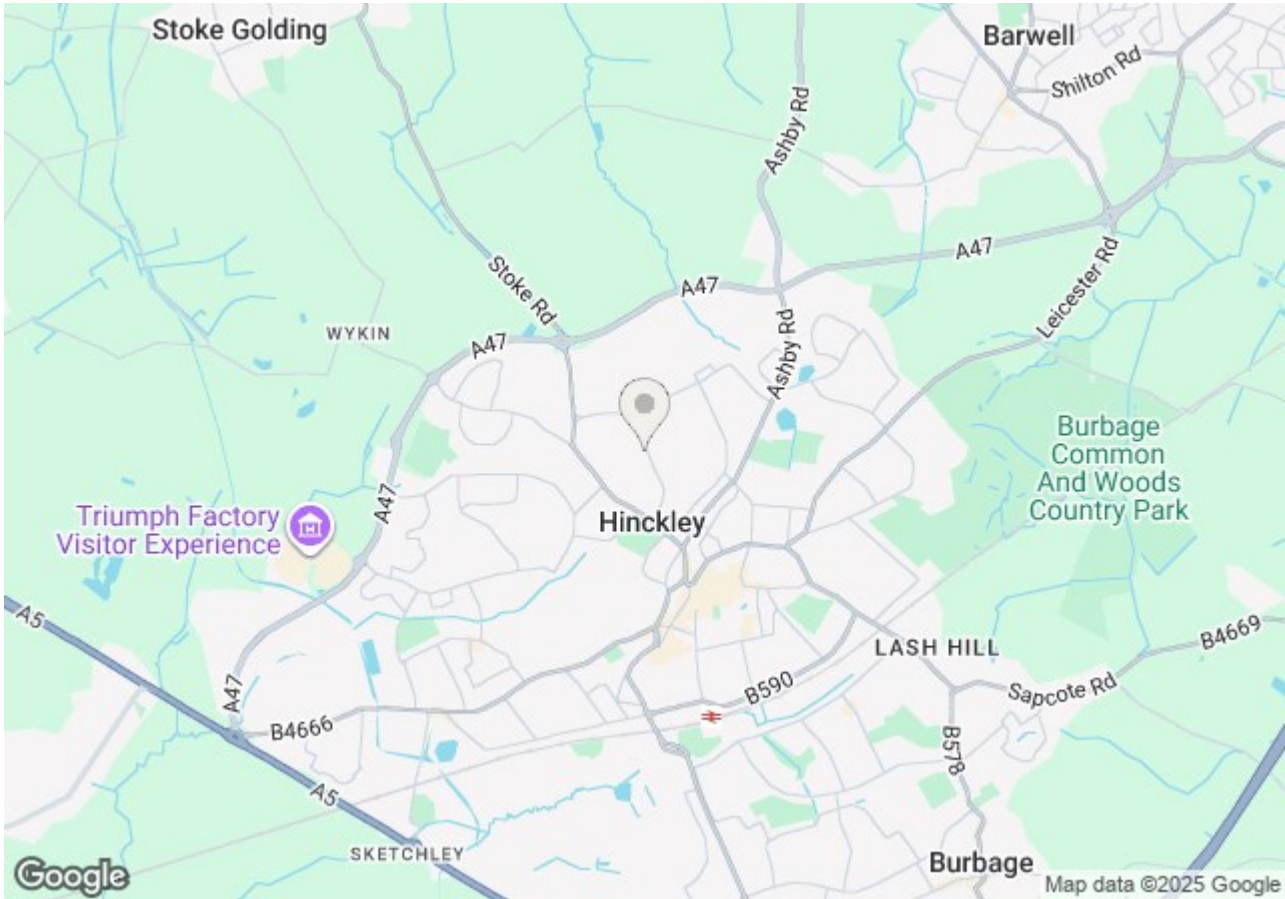
Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current | Potential |
|-----------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |           |
|                                                     |         |           |

England & Wales

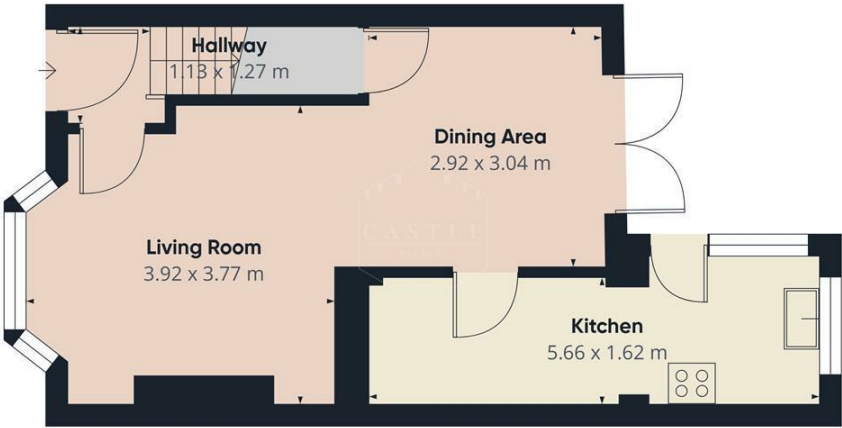
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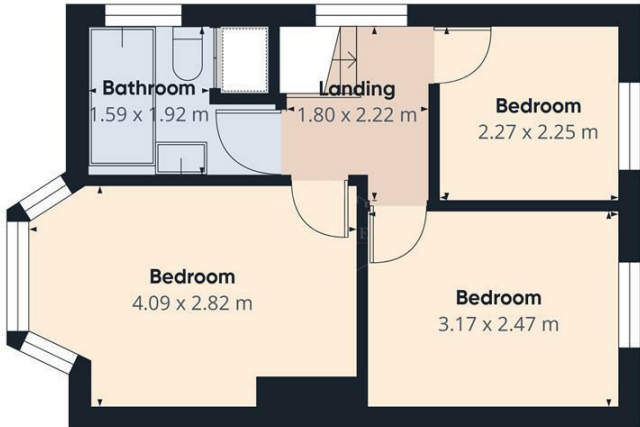




| Energy Efficiency Rating                                                                                                                                                                                                                                                       |  | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       |  | Current | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |  |         | 86        | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |  |         |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                              |  |         |           | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                  |  |         |           |



**Floor**



**Floor**

**Approximate total area<sup>(1)</sup>**  
67.1 m<sup>2</sup>

(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

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