

CASTLE ESTATES

1982

**** NO CHAIN ** A WELL PRESENTED SEMI DETACHED PROPERTY WITH PRIVATE REAR GARDEN SITUATED IN A MOST POPULAR AND CONVENIENT RESIDENTIAL LOCATION**



**157 OUTLANDS DRIVE
HINCKLEY LE10 0TN**

Offers In The Region Of £240,000

- NO ONWARD CHAIN
- Separate Dining Room
- Two Double Bedroom & Further Bedroom
- Ample Parking & Garage
- Popular & Convenient Location
- Attractive Lounge
- Kitchen
- Family Bathroom
- Well Tended Private Rear Garden
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



This well presented semi detached family residence is situated in a popular and convenient location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation enjoys entrance hall, attractive lounge to front, separate dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside the property has ample off road parking, garage and well tended gardens. Viewing is essential.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B (Freehold). NO ONWARD CHAIN

ENTRANCE PORCH

4'9" x 2'11" (1.45m x 0.91m)

having upvc double glazed front door, upvc double glazed side windows and built in cupboard. Door to Hall.

HALL

4'3" x 2'9" (1.32m x 0.85m)

having staircase to First Floor Landing.

LOUNGE

12'7" x 10'6" (3.86m x 3.22m)

having feature fireplace with inset fire, wooden surround, marble back and hearth, coved ceiling, tv aerial point, central heating radiator and upvc double glazed window to front. Square archway to Dining Room.



LOUNGE



DINING ROOM

11'3" x 7'9" (3.44m x 2.37m)

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



DINING ROOM



KITCHEN

11'6" x 5'11" (3.52m x 1.82m)

having range of base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, space for cooker, space for fridge freezer, space and plumbing for washing machine, upvc double glazed window to side and door to garden.



FIRST FLOOR LANDING

having built in airing cupboard and access to the roof space.

BEDROOM ONE

10'11" x 8'5" (3.35m x 2.59m)

having built in wardrobes, inset LED lighting, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

9'2" x 8'5" (2.80m x 2.59m)

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



BEDROOM THREE

9'1" x 5'5" (2.78m x 1.66m)

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



FAMILY BATHROOM

6'7" x 5'5" (2.03m x 1.67m)

having panelled bath with shower over and glass screen, vanity unit with wash hand basin, low level w.c., easy clean walls, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE with up and over door, power and light. A lawned foregarden with hedged boundary. Pedestrian access to a fully enclosed and private rear garden with patio area with pergola, feature flowers and shrubs, lawn and hedged boundaries.



OUTSIDE

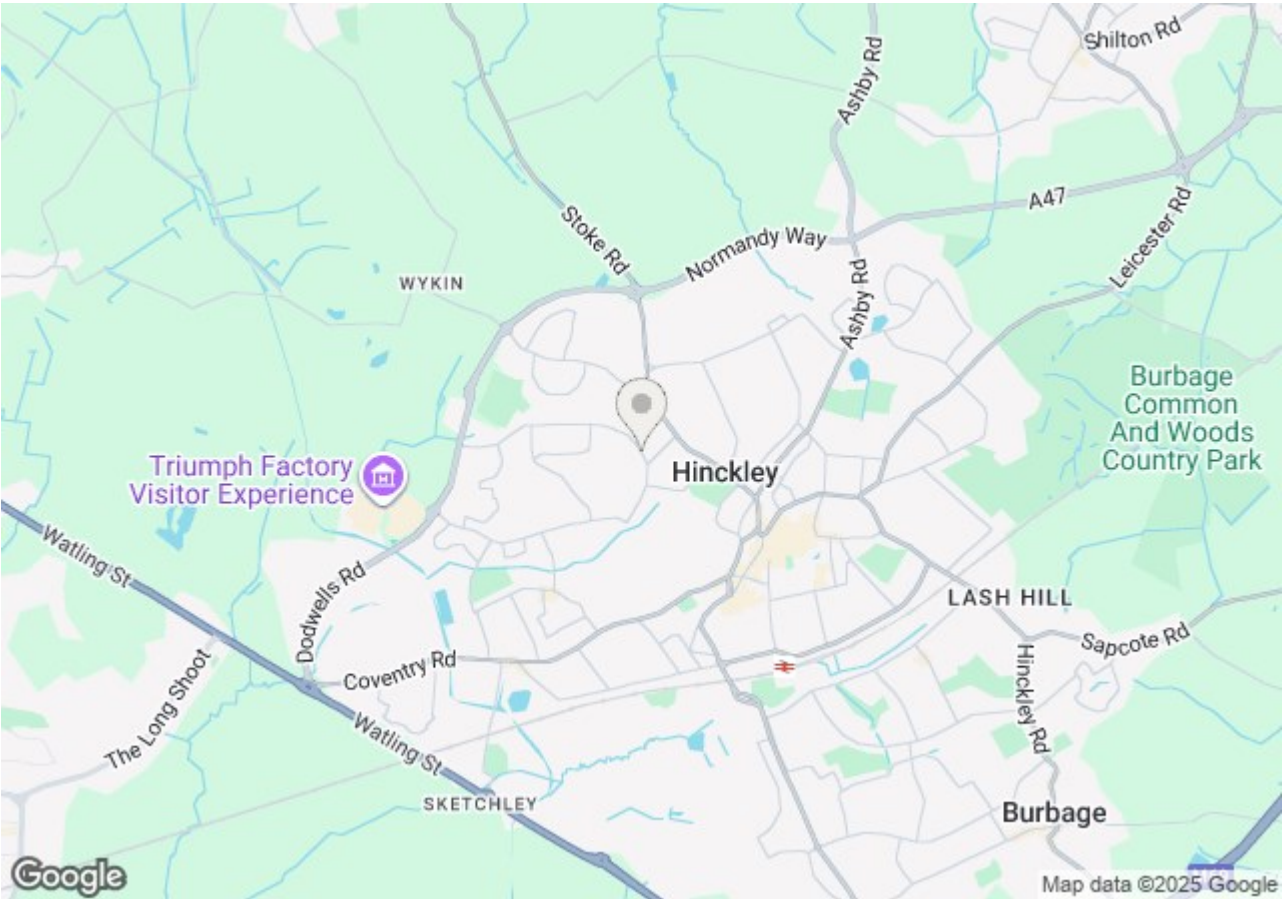


OUTSIDE

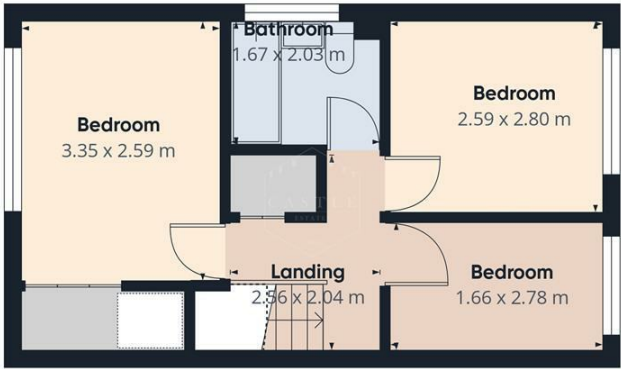


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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Approximate total area⁽¹⁾
74.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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
