

CASTLE ESTATES

1982

****NO CHAIN**A WELL APPOINTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED MATURE PLOT WITH PRIVATE SOUTH FACING REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION**



**5 NETHERLEY ROAD
HINCKLEY LE10 0RD**

Offers In The Region Of £230,000

- Entrance Porch Leading To Hall
- Rear Lounge
- Two Double Bedrooms & Single Bedroom
- Off Road Parking
- Popular & Convenient Town Centre Location
- Dining Room To Front
- Well Fitted Kitchen
- Family Bathroom
- Sizeable Private South Facing Rear Garden
- NO CHAIN - VIEWING ESSENTIAL



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www.castles-online.co.uk



**** NO CHAIN **** This well appointed semi detached residence is situated in a popular and convenient residential location, within easy distance of Hinckley town centre with its shops, schools and amenities. Commuting via the A47, A5, and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

The accommodation enjoys entrance porch to hall, lounge, separate dining room and a well fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Outside the property has off road parking, well tended gardens to front and a sizeable south facing rear garden. Viewing is essential.

COUNCIL TAX BAND & TENURE

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

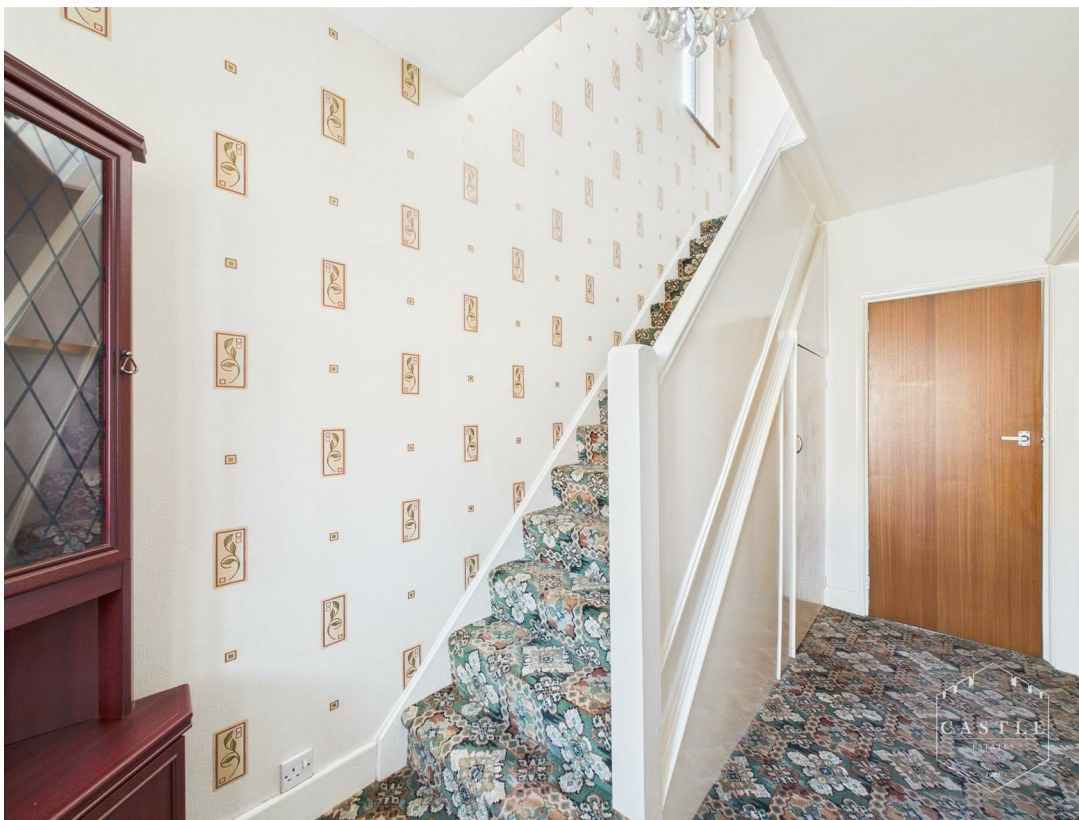
ENTRANCE PORCH

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

HALL

12'1" x 6'0" (3.69m x 1.84m)

having central heating radiator. Staircase to First Floor Landing with storage cupboard beneath.



DINING ROOM

11'6" x 10'7" (3.51m x 3.23m)

having upvc double glazed bay window to front, original fireplace with fire, tv aerial point, coved ceiling and central heating radiator.



LOUNGE

12'4" x 10'5" (3.78m x 3.19m)

having feature fireplace with fire, wood panelled wall, tv aerial point and upvc double glazed window to rear.



KITCHEN

9'1" x 6'0" (2.79m x 1.84m)

having 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 cooker with cooker hood over, space and plumbing for washing machine, upvc double glazed window to side and door opening onto Garden.



FIRST FLOOR LANDING

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

BEDROOM ONE

13'6" x 8'6" (4.13m x 2.61m)

having upvc double glazed bay window to front, range of mirrored front sliding wardrobes and central heating radiator.



BEDROOM TWO

12'6" x 8'7" (3.82m x 2.64m)

having upvc double glazed window to rear, range of fitted wardrobes with cupboards over and central heating radiator.



BEDROOM THREE

7'0" x 6'1" (2.14m x 1.87m)

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



BATHROOM

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

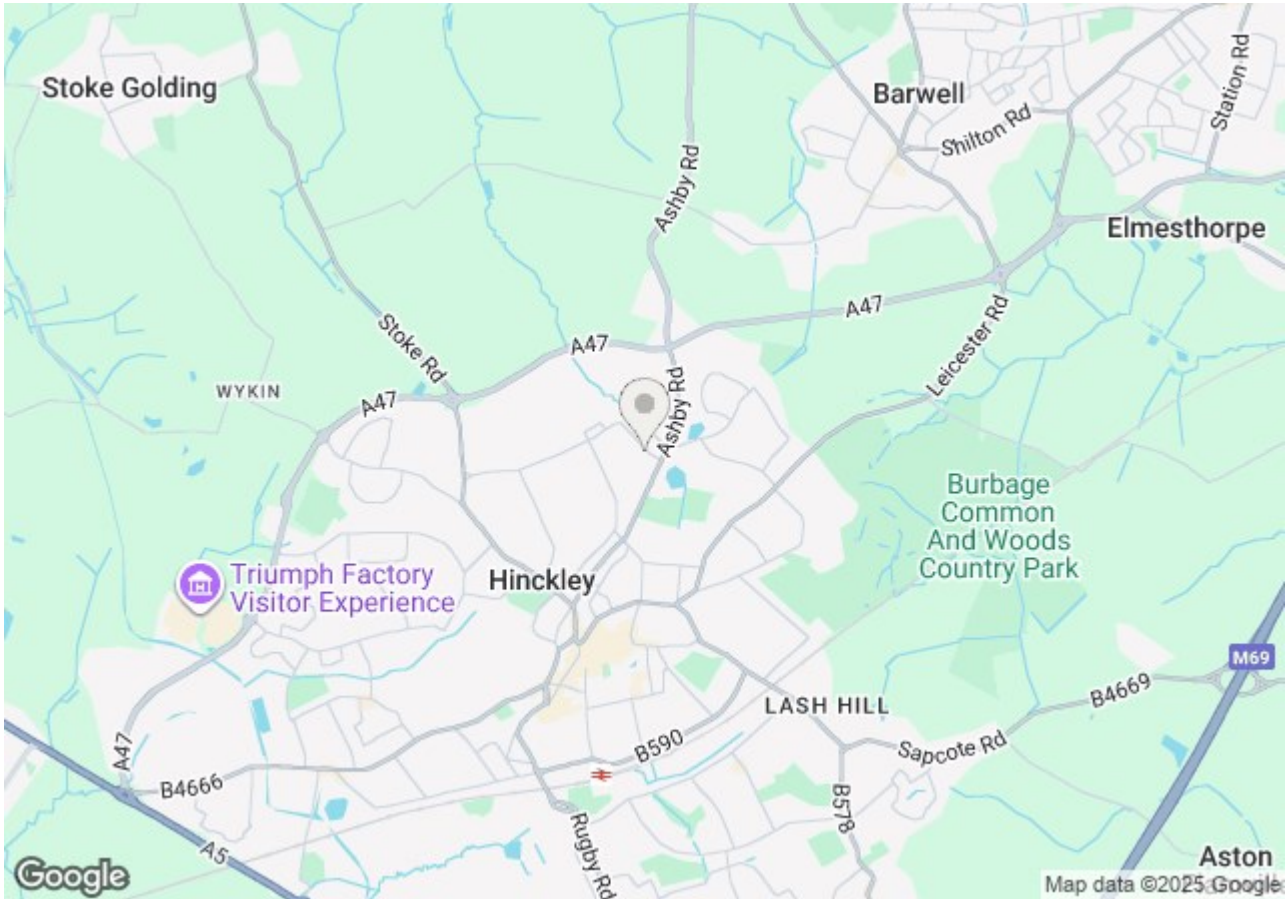
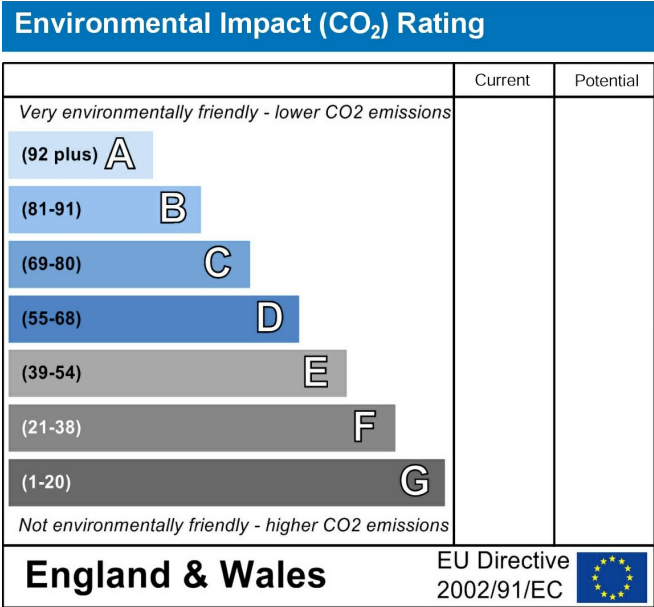
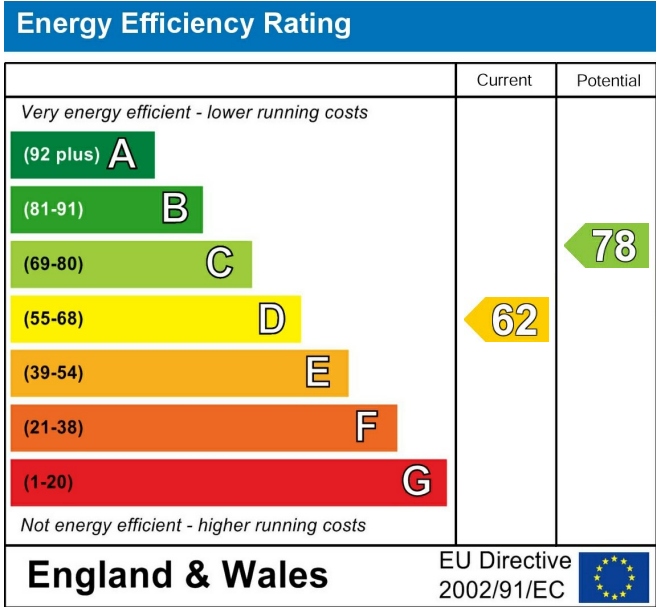


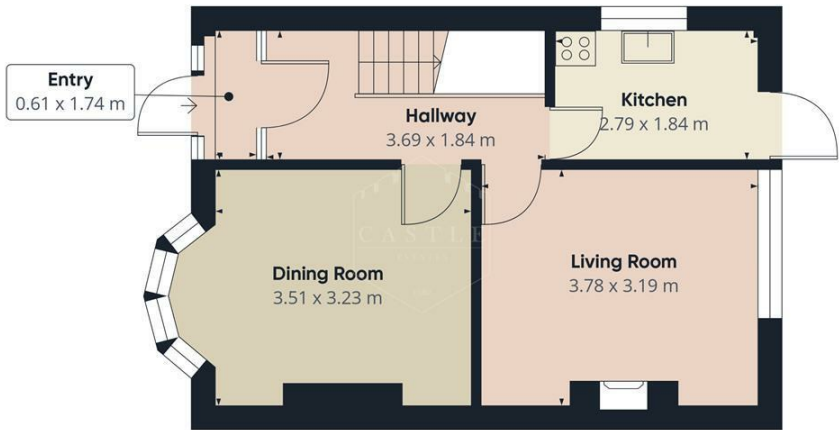
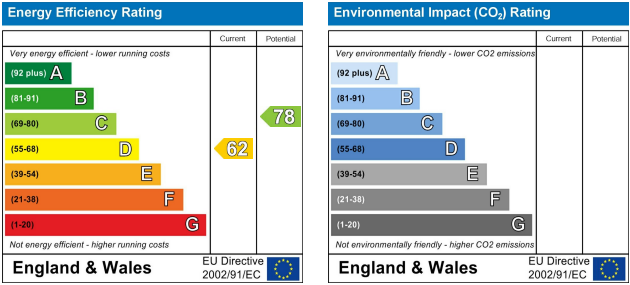
OUTSIDE

There is direct vehicular access over a block paved driveway and a foregarden with mature shrubs. Double gates leading to a good sized and generally private south facing rear garden with BRICK OUTBUILDING with plumbing and LARGE METAL STORE/SHED, patio area, two artificial lawns, further seating area, mature flower borders and shrubs and well fenced boundaries.

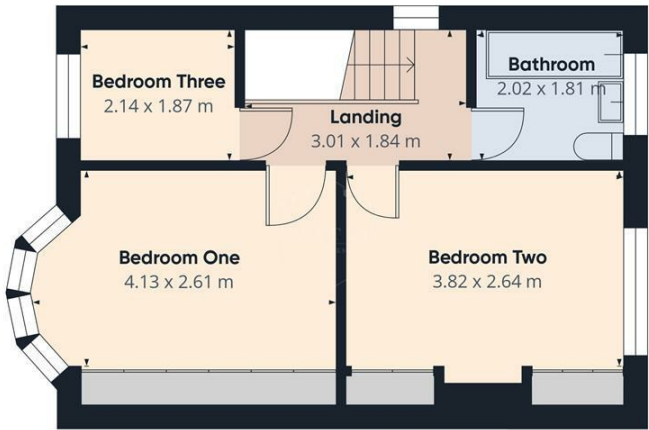








Floor 0



Floor 1

Approximate total area⁽¹⁾
71.4 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
