

CASTLE ESTATES

1982

A GOOD SIZED FOUR BEDROOMED THREE STOREY TOWNHOUSE SITUATED IN A MOST SOUGHT AFTER VILLAGE LOCATION



**54 PIPISTRELLE DRIVE
MARKET BOSWORTH CV13 0NW**

£1,400

- Entrance Hall With Guest Cloakroom
- Well Fitted Dining Kitchen
- Ground Floor Family Room
- Four Bedrooms
- Easy To Maintain Gardens
- Useful Office
- Utility Room
- First Floor Lounge
- Ensuite Shower Room & Family Bathroom
- Sought After Residential Location



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**** VIEWING ESSENTIAL **** A well appointed three storey town house situated in a most sought after residential location.

The accommodation enjoys entrance hall with guest cloakroom off, useful office, well fitted dining kitchen, utility room and a family room. To the first floor there is a good sized lounge and a master bedroom with ensuite. On the second floor there are a further three bedrooms and bathroom. Outside the rear garden is easy to maintain.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

7'0" x 6'4" (2.14m x 1.94m)

having composite front door, upvc double glazed side window and central heating radiator. Staircase to First Floor Landing.

GUEST CLOAKROOM

having low level w.c., wash hand basin, central heating radiator, extractor fan and ceramic tiled splashbacks.

OFFICE

8'3" x 6'4" (2.52m x 1.94m)

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



DINING KITCHEN

18'10" x 10'5" (5.75m x 3.18m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, built in double oven, gas hob with stainless steel splashback and cooker hood over, space for fridge freezer, central heating radiator, upvc double glazed windows to front and rear.





UTILITY ROOM

6'3" x 6'1" (1.93m x 1.87m)

having matching cupboard and work surface, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator and upvc double glazed window to rear.

FAMILY ROOM

16'3" x 8'2" (4.96m x 2.50m)

having central heating radiator and bi-fold doors opening onto the rear garden.

FIRST FLOOR LANDING

6'4" x 4'3" (1.94m x 1.30m)

having central heating radiator and upvc double glazed window to side. Staircase to Second Floor Landing.

LOUNGE

18'10" x 10'4" (5.75m x 3.17m)

having coved ceiling, tv aerial point, central heating radiator, upvc double glazed windows to front and rear.



MASTER BEDROOM

18'9" x 6'7" (5.74m x 2.01m)

having built in wardrobes and bedhead, central heating radiator, tv aerial point, upvc double glazed windows to front and rear. Door to Ensuite.



ENSUITE SHOWER ROOM

6'3" x 6'0" (1.92m x 1.83m)

having corner shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks and central heating radiator.

SECOND FLOOR LANDING

8'11" x 8'11" (2.73m x 2.72m)

having central heating radiator, access to the roof space and velux roof light.

BEDROOM TWO

13'9" x 9'4" (4.21m x 2.87m)

having central heating radiator and two velux roof lights.



BEDROOM THREE

8'11" x 8'7" (2.73m x 2.63m)

having central heating radiator and velux roof light.



BEDROOM FOUR

10'10" x 9'1" (3.32m x 2.79m)

having central heating radiator and upvc double glazed window.



BATHROOM

9'5" x 5'5" (2.89m x 1.67m)

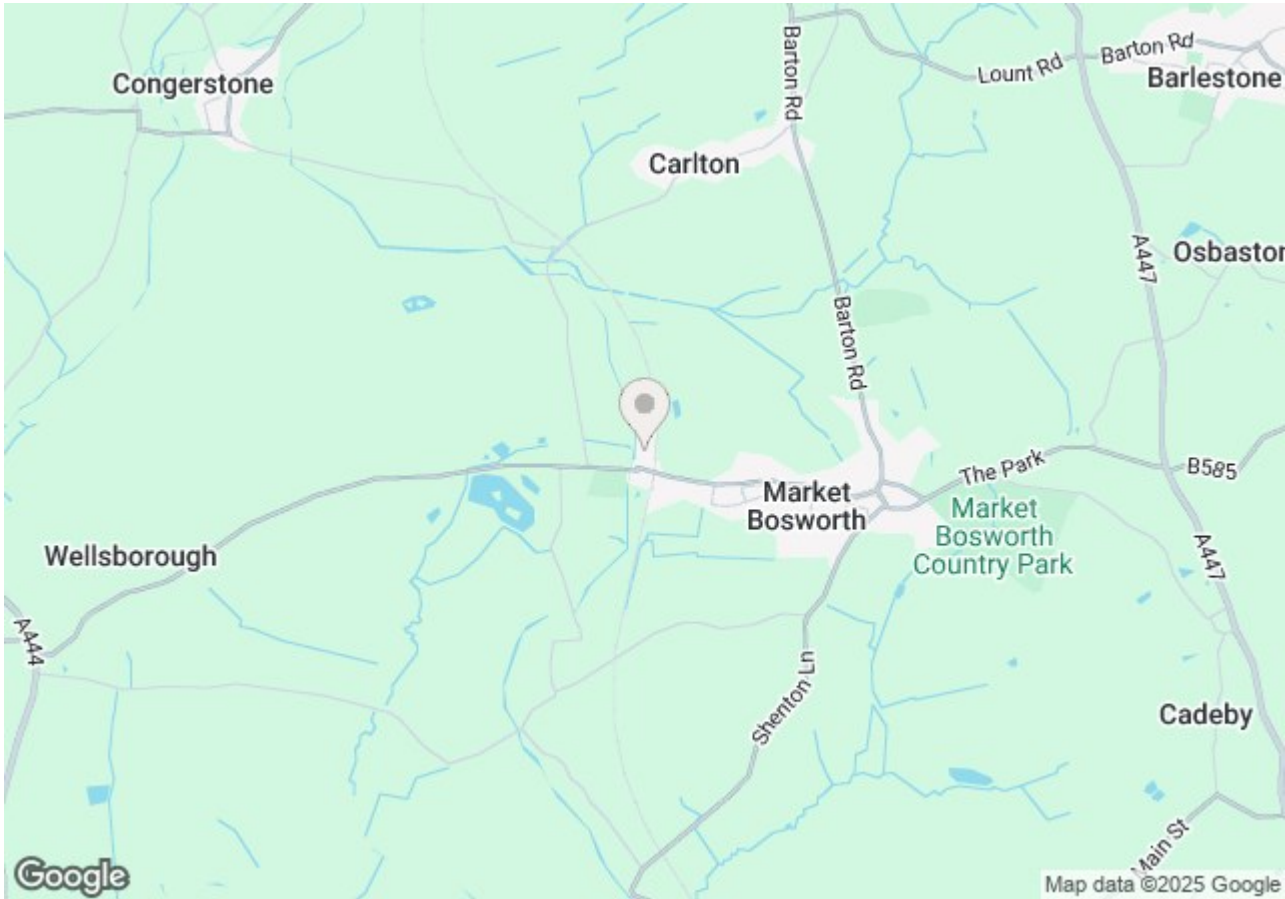
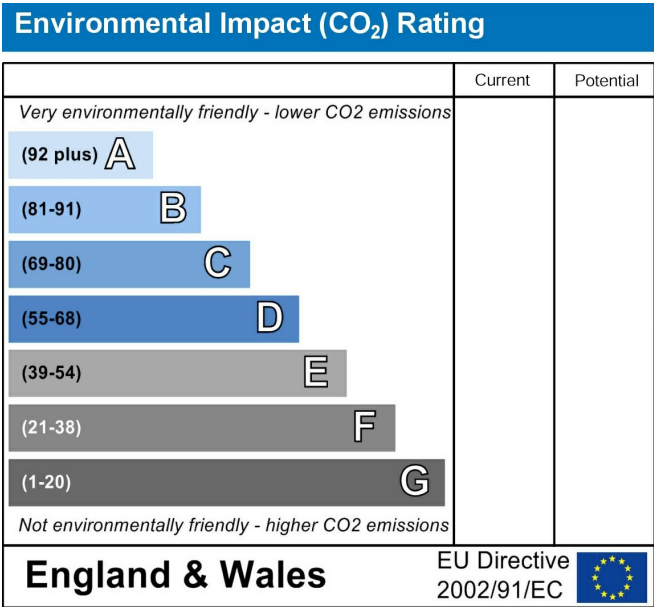
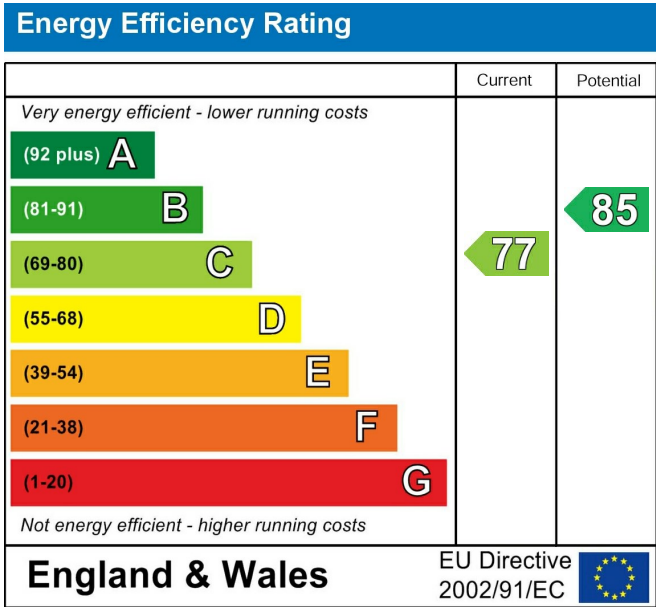
having panelled bath, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

There is an easy to maintain rear garden with feature hard landscaping, decked seating area, water feature and well fenced boundaries.





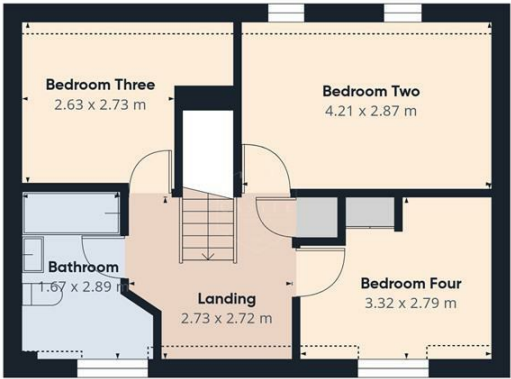
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		77 → 85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
129.4 m²
Reduced headroom
4.1 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
