

CASTLE ESTATES

1982

A SPACIOUS BRAND NEW TWO BEDROOMED PARK HOME STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION

**** FOR PERSONS OVER 55 ONLY ****



**51 SPRINGFIELD PARK WYKIN ROAD
HINCKLEY LE10 0JA**

Realistic Offers Considered £180,000

- FOR PERSONS OVER 55 ONLY
- Spacious Lounge/Dining Room
- Master Bedroom With Dressing Room & Ensuite
- Useful Office/Study
- Ample Parking & Garage
- NO CHAIN - BRAND NEW PARK HOME
- Contemporary Fitted Kitchen & Utility
- Further Double Bedroom
- Modern Family Bathroom
- Easy To Maintain Gardens



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**** FOR PERSONS OVER 55 ONLY **** A spacious brand new two bedroomed park home standing on a good sized plot situated in a popular and convenient residential location.

The accommodation enjoys entrance hall, good sized lounge/dining room, well fitted kitchen and utility room, inner hall, master bedroom with ensuite and walk in wardrobe, further bedroom, useful office and family bathroom. Outside the property has ample off road parking leading to detached garage and easy to maintain gardens.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Leasehold).

The property is leasehold with 999 years remaining and £206.66 per month management fee. Subject to eligibility and status there is possibility for rent rebates.

For persons over 55 and cash purchasers only.

ENTRANCE HALL

8'8" x 3'7" (2.66m x 1.10m)

having upvc double glazed front door, built in storage cupboards and coved ceiling.



LOUNGE AREA

19'1" x 10'9" (5.82m x 3.29m)

having feature fireplace with inset fire, central heating radiator, tv aerial point, coved ceiling and two upvc double glazed windows. Opening to Dining Area and Kitchen.



LOUNGE AREA



DINING AREA

9'3" x 8'2" (2.84m x 2.49m)

having coved ceiling, central heating radiator and upvc double glazed window. Door to Kitchen.



KITCHEN

12'8" x 7'10" (3.87m x 2.41m)

having an excellent range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap, built in oven, gas hob with cooker hood over, integrated dishwasher, integrated fridge freezer, coved ceiling, wood effect flooring and upvc double glazed window.



KITCHEN



UTILITY ROOM

9'1" x 5'5" (2.79m x 1.67m)

having range of matching units including base units and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap, central heating radiator, coved ceiling, wood effect flooring and upvc double glazed door.



INNER HALL

13'7" x 3'4" (4.16m x 1.04m)

having central heating radiator and coved ceiling.

STUDY/OFFICE

5'10" x 5'1" (1.79m x 1.55m)

having built in desk, cupboards and shelving, central heating radiator, coved ceiling and upvc double glazed window.



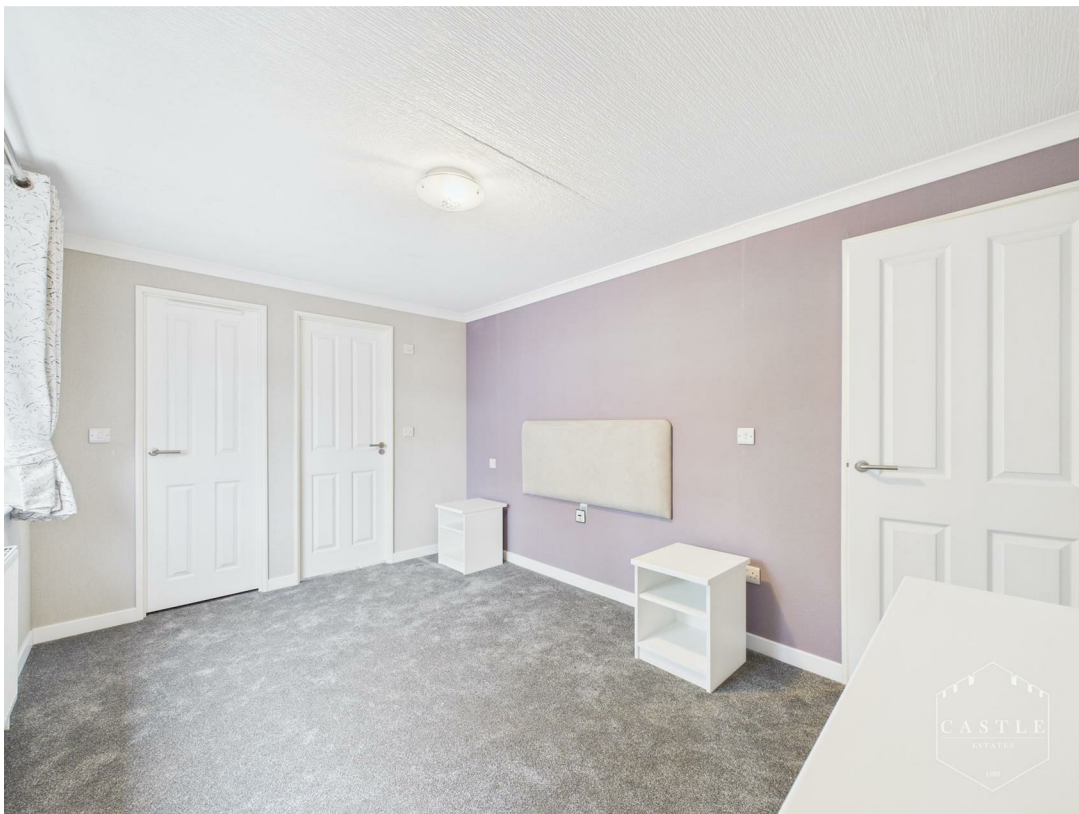
MASTER BEDROOM

13'1" x 9'1" (4.01m x 2.79m)

having central heating radiator, coved ceiling and upvc double glazed window.



MASTER BEDROOM



DRESSING ROOM

7'5" x 3'8" (2.27m x 1.13m)

having fitted shelving, clothes hanging space, central heating radiator, coved ceiling and inset LED lighting.



ENSUITE SHOWER ROOM

7'5" x 5'2" (2.27m x 1.60m)

having corner shower cubicle, low level w.c., vanity unit with wash hand basin, wood effect flooring, central heating radiator and upvc double glazed window with obscure glass.



BEDROOM TWO

12'5" x 9'2" (3.80m x 2.80m)

having built in wardrobes, central heating radiator, coved ceiling and upvc double glazed window.



BATHROOM

6'6" x 5'11" (2m x 1.81m)

having white suite including panelled bath, pedestal wash hand basin, low level w.c., central heating radiator, wood effect flooring and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a block paved driveway with standing for several cars leading to GARAGE. Walled and fenced boundaries and easy to maintain gravelled gardens to all sides of the property.



OUTSIDE



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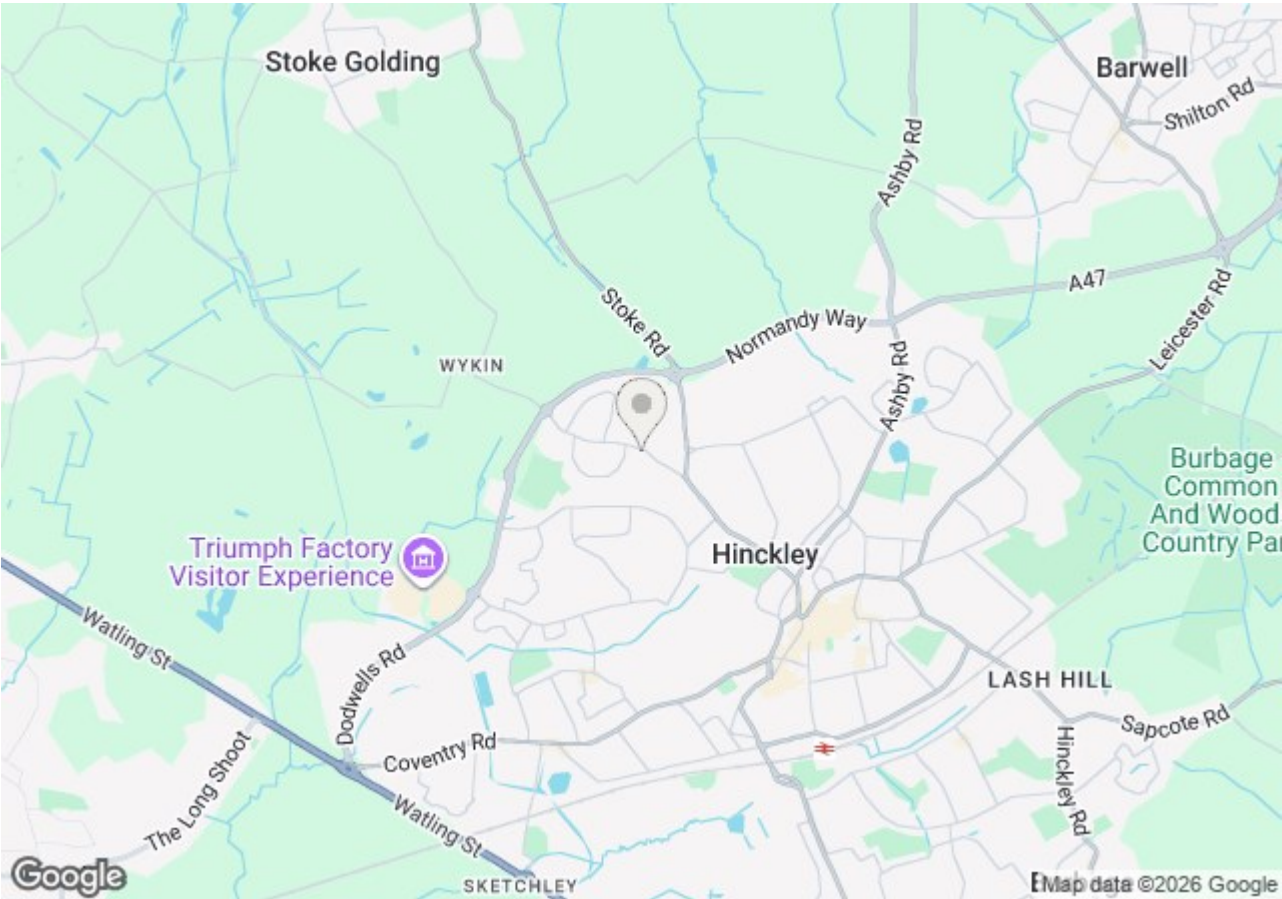


Energy Efficiency Rating

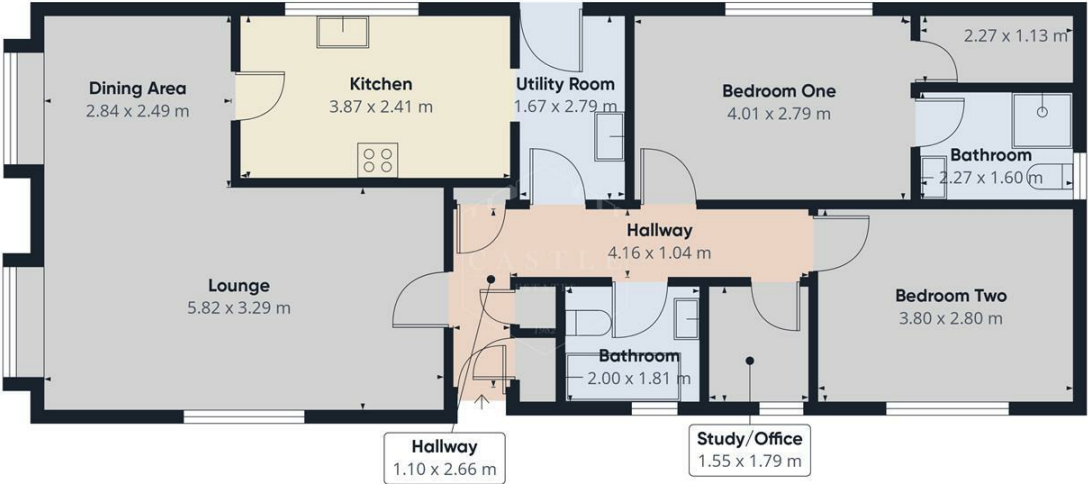
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
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(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
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Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
85.3 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.

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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
