

CASTLE ESTATES

1982

A SPACIOUS ONE BEDROOMED MAISONETTE SITUATED IN A POPULAR TOWN CENTRE LOCATION

**** AVAILABLE NOW ****



**5 THE LAWNS
HINCKLEY LE10 1DY
£750 PCM**

- Entrance Hall
- First Floor Kitchen
- Good Sized Second Floor Bedroom
- Popular Town Centre Location
- Ground Floor Bathroom
- First Floor Lounge
- Rear Courtyard Style Garden
- AVAILABLE NOW



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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www.castles-online.co.uk



**** AVAILABLE NOW **** A spacious maisonette situated in a popular and convenient town centre location. Entrance Hall. Ground Floor Bathroom. First Floor Lounge & Kitchen. Second Floor Bedroom. Outside rear courtyard style garden.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A

ENTRANCE HALL

3'10" x 3'9" (1.18m x 1.15m)

having upvc double glazed door with obscure glass, electric storage heater, space and plumbing for washing machine. Stairs to First Floor Landing.

BATHROOM

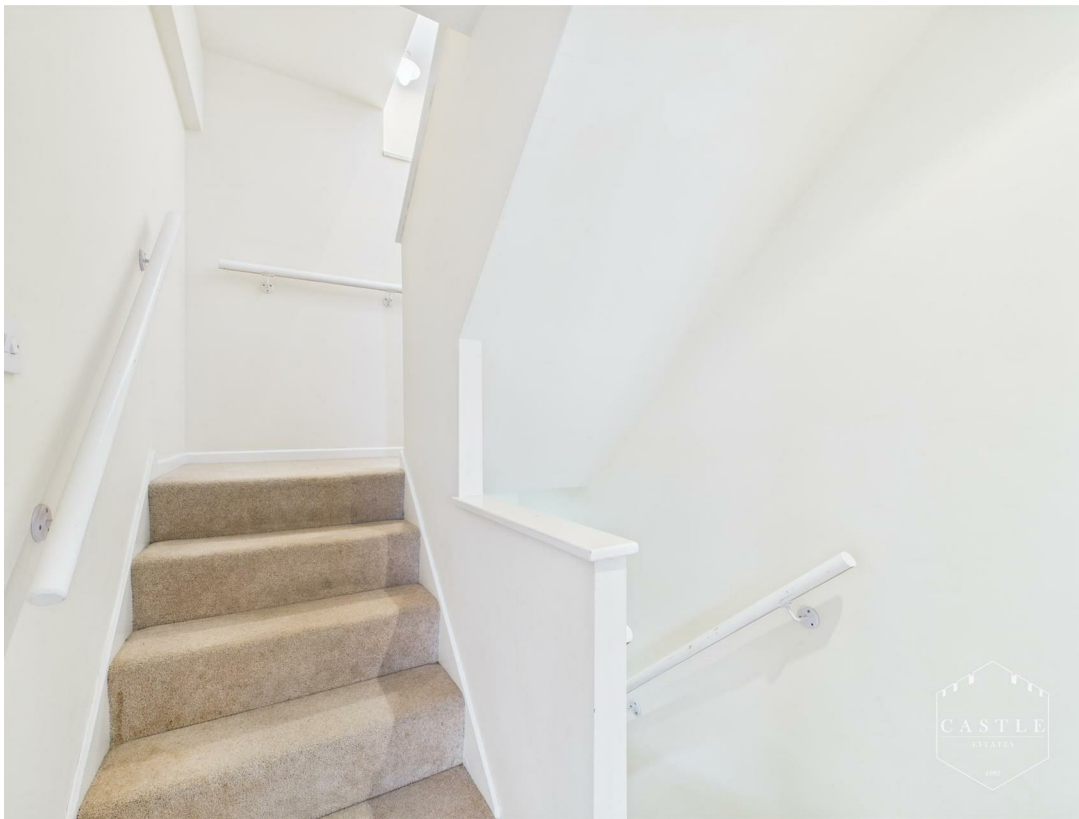
6'6",259'2" x 6'10" (2,79m x 2.10m)

having coloured suite including panelled bath, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, built in storage cupboard and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

5'9" x 3'1" (1.76m x 0.95m)



LOUNGE

12'1" x 10'6" (3.70m x 3.21m)

having feature fireplace with electric fire, wall light points and upvc double glazed window to front.



DINING KITCHEN

16'4" x 4'6" (4.99m x 1.38m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, built in oven, hob with cooker hood over, wood effect flooring, inset LED lighting and upvc double glazed window to rear.



DINING KITCHEN



SECOND FLOOR

BEDROOM

19'1" x 9'7" (5.83m x 2.93m)

having eaves storage, feature beams, built in wardrobe and cupboards, electric storage heater, wall light points, vanity unit with wash hand basin and two velux roof lights.



BEDROOM



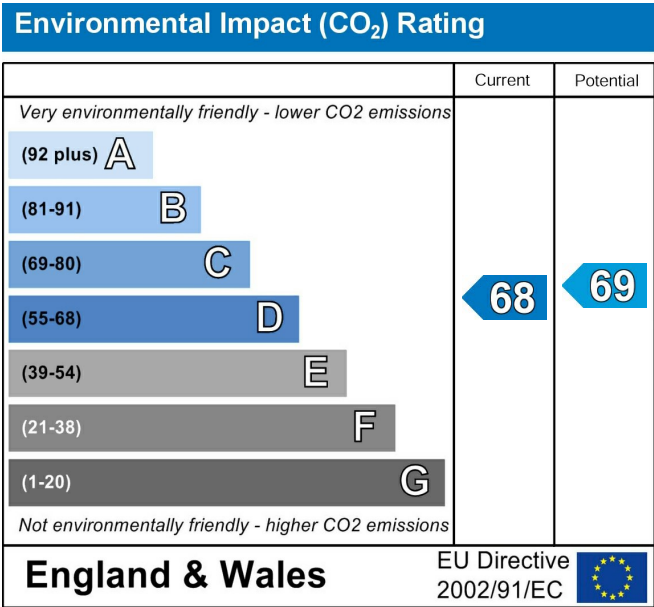
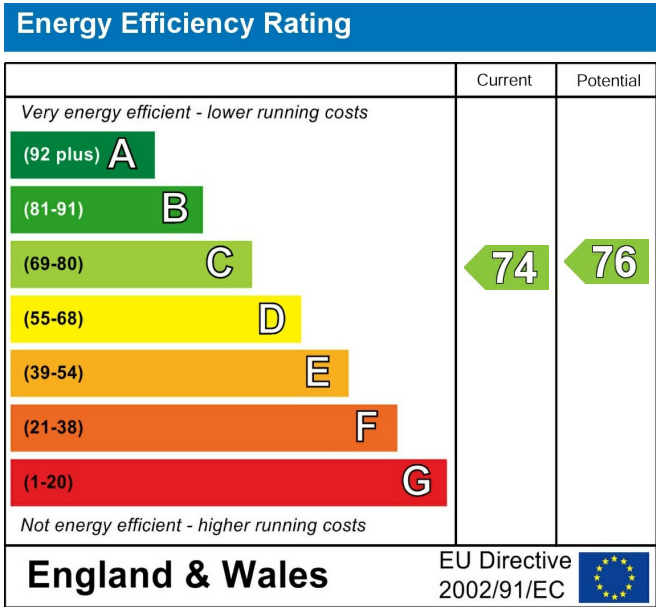
OUTSIDE

There is rear access to a courtyard style garden.



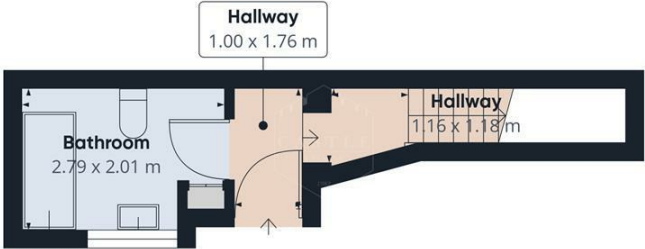
OUTSIDE



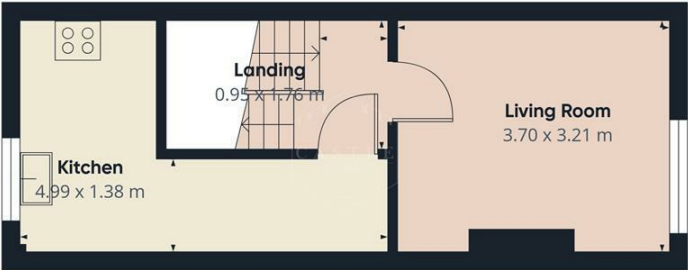


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		74	76
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) 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		68	69
Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC			



Flōōr



Floor



Floor

Approximate total area⁽ⁿ⁾49.2 m²

Reduced headroom

 1 m^2

(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
