

CASTLE ESTATES

1982

**A WELL APPOINTED TWO BEDROOMED DETACHED FAMILY RESIDENCE
STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR RESIDENTIAL
LOCATION**



**2 KILBERRY CLOSE
HINCKLEY LE10 0YZ**

Offers In The Region Of £350,000

- Entrance Hall
- Sun Room
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Good Sized Gardens
- Spacious Lounge
- Well Fitted Kitchen
- Further Double Bedroom
- Ample Off Road Parking & Garage
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** A well appointed detached bungalow standing on a good sized plot with ample off road parking, garage and sizeable gardens front and rear.

The accommodation boasts entrance hall, spacious lounge with sliding doors opening onto sun room, kitchen, master bedroom with ensuite, further double bedroom and a family bathroom.

It is situated in a popular residential location, convenient 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.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

8'3" x 5'8" (2.52m x 1.73m)

having upvc double glazed front door with coloured leaded lights, access to the roof space and central heating radiator.



LOUNGE

22'3" x 11'0" (6.79m x 3.36m)

having feature fireplace with inset fire, marble back and hearth, tv aerial point, central heating radiator, upvc double glazed window and upvc double glazed sliding door to Sun Room.



SUN ROOM

14'10" x 9'0" (4.54m x 2.76m)

having brick base, polycarbonate roof, upvc double glazed windows and French doors opening onto rear garden.



KITCHEN

10'11" x 10'0" (3.33m x 3.05m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven, ceramic hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, central heating radiator, upvc double glazed window to front and side entrance door.



MASTER BEDROOM

12'5" x 11'0" (3.79m x 3.37m)

having range of built in wardrobes, central heating radiator and upvc double glazed window to rear. Door to Ensuite Shower Room.



ENSUITE SHOWER ROOM

7'9" x 2'11" (2.37m x 0.89m)

having shower cubicle, low level w.c, vanity unit with wash hand basin, chrome heated towel rail, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



BEDROOM TWO

12'7" x 10'1" (3.85m x 3.08m)

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



BATHROOM

8'1" x 7'1" (2.47m x 2.17m)

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

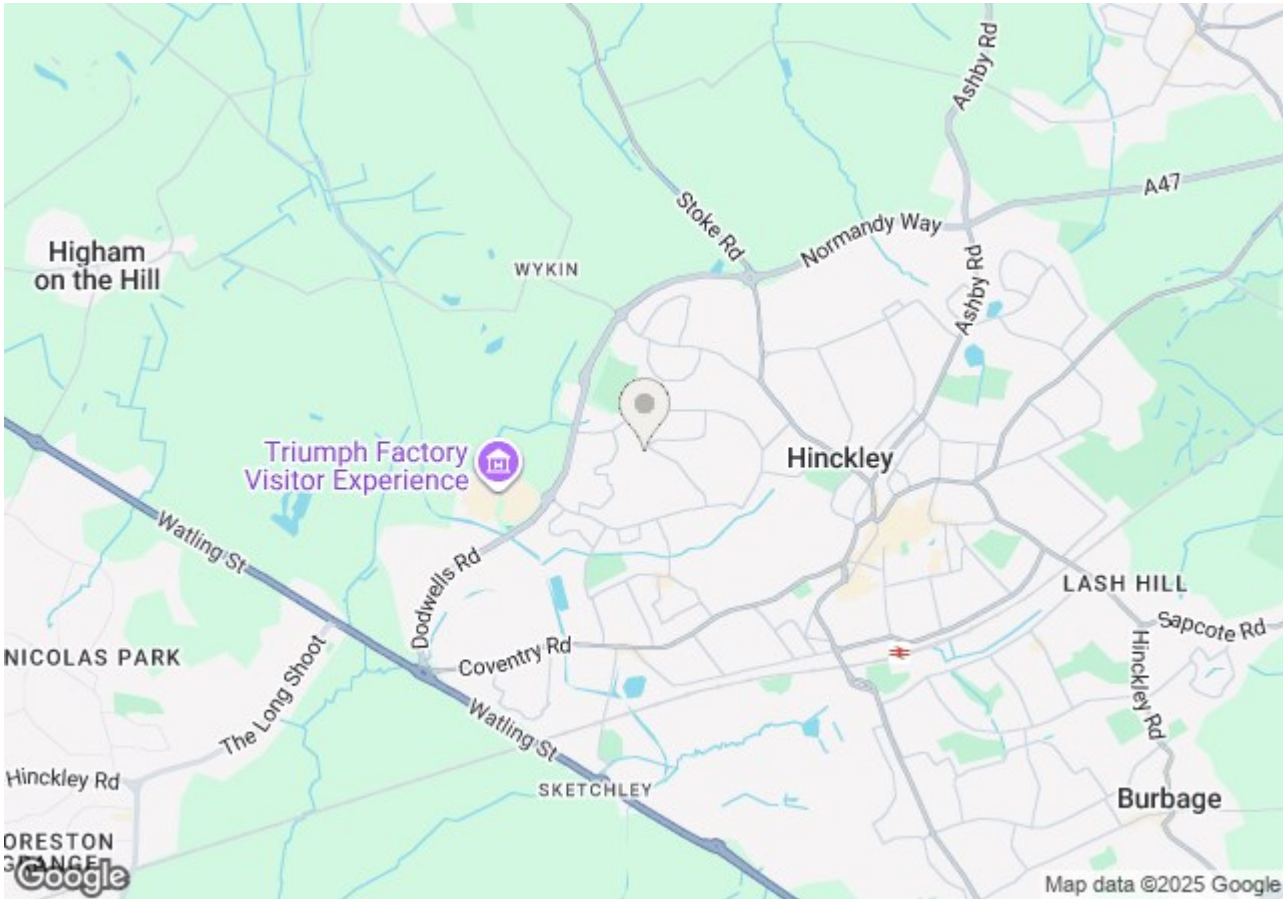
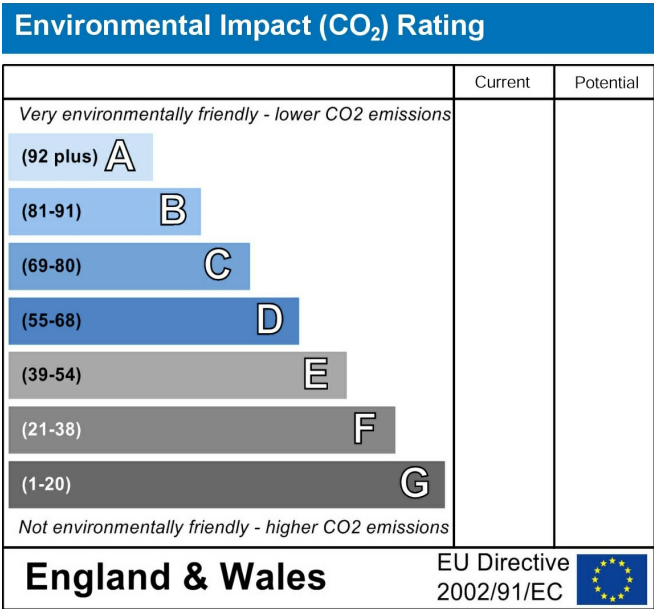
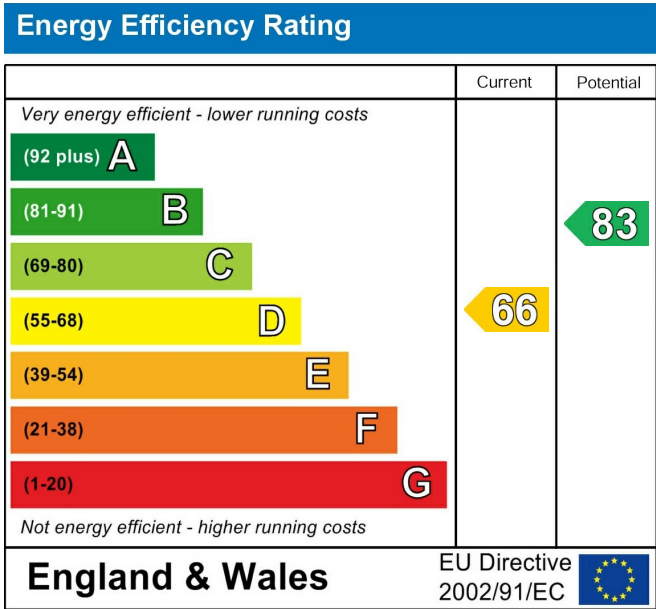


OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking and wrought iron gates leading to GARAGE (4.93m x 2.67m) with up and over door, power and light. A lawned foregarden with hedged front boundary. A fully enclosed rear garden with patio area, lawn, mature trees, flower and shrub borders, well fenced boundaries.

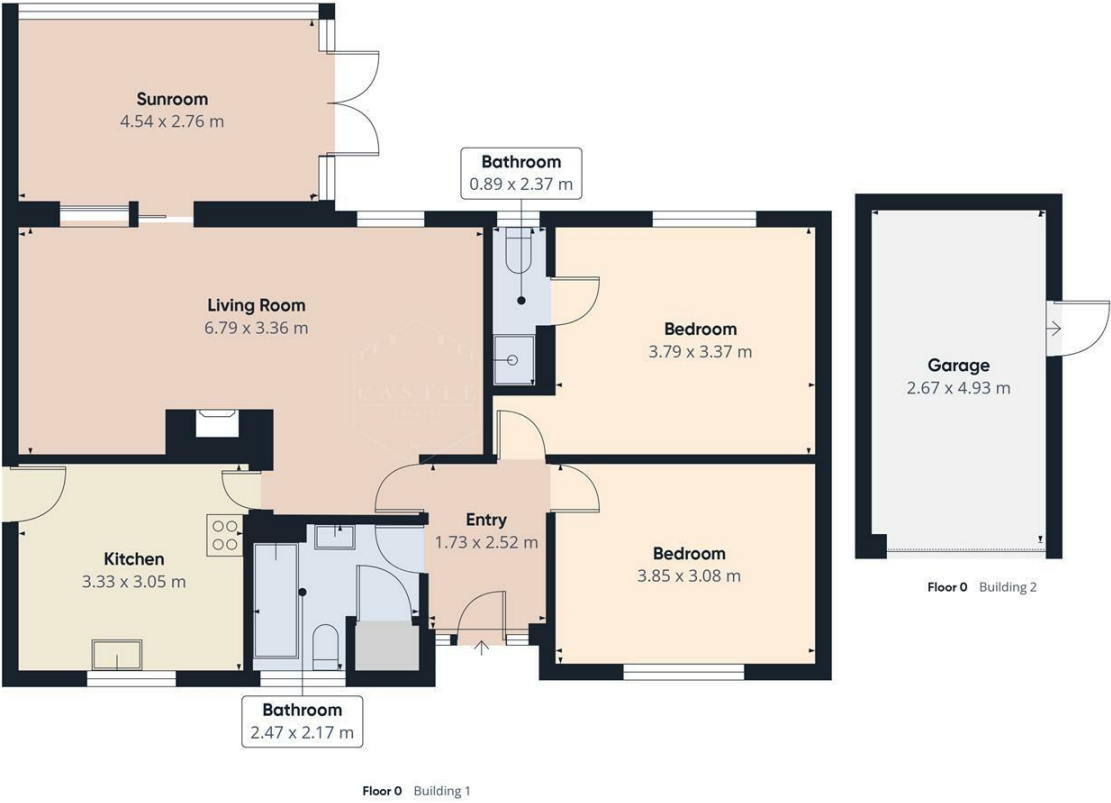






Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) 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	

		83		
		66		



Approximate total area⁽¹⁾
98 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
