

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED DETACHED BUNGALOW WITH PRIVATE REAR GARDEN AND SUMMER HOUSE SITUATED IN A POPULAR RESIDENTIAL LOCATION



**5 WALNEY CLOSE
HINCKLEY LE10 0TJ**

Offers In The Region Of £360,000

- Entrance Hall With Guest Cloakroom
- Attractive Lounge
- Modern Shower Room
- Well Tended Private Rear Garden
- Popular Residential Location
- Three Good Sized Bedrooms
- Large Contemporary Fitted Dining Kitchen
- Ample Off Road Parking & Detached Garage
- Garden Summer House
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** Walney Close, Hinckley, this delightful detached bungalow offers a perfect blend of comfort and convenience.

The accommodation boasts entrance hall with guest cloakroom off, three good sized bedrooms, shower room, attractive lounge opening through to a lovely spacious contemporary fitted dining kitchen. Outside the property enjoys ample off road parking, detached garage and a well tended private rear garden with summer house.

Situated in a popular neighbourhood, this property benefits from being close to local amenities. Hinckley offers a variety of shops, schools, and parks, making it an excellent choice for families and individuals alike.

Do not miss the opportunity to make this charming bungalow your new home.

COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

5'6" x 4'8" (1.70m x 1.43m)

having composite front door with double glazed side window with obscure glass, central heating radiator, wood effect flooring and panelled ceiling with access to the roof space. Door to Guest Cloakroom.

GUEST CLOAKROOM

5'6" x 4'8" (1.69m x 1.44m)

having integrated low level w.c., wash hand basin and vanity cabinets, built in storage cupboards, wood effect flooring, wood panelled ceiling and feature wall, upvc double glazed window to front.



INNER HALL

19'10" x 3'0" (6.06m x 0.92m)

having coved ceiling and wood effect flooring.



BEDROOM ONE

13'7" x 9'3" (4.15m x 2.84m)

having central heating radiator, tv aerial point and upvc double glazed window to front.



BEDROOM TWO

10'10" x 8'6" (3.32m x 2.60m)

having built in double wardrobe, central heating radiator and upvc double glazed window to side.



BEDROOM THREE

9'10" x 6'6" (3m x 2m)

having two built in storage cupboards, central heating radiator, coved ceiling and upvc double glazed window to side.



7'1" x 5'6" (2.18m x 1.68m)
bathing corner shower

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



LOUNGE

11'7" x 9'6" (3.55m x 2.90m)

having coved ceiling, central heating radiator, tv aerial point and square archway to Dining Kitchen.



DINING KITCHEN

21'7" x 11'11" (6.59m x 3.64m)

having an excellent range of contemporary fitted units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and upstands, inset sink with mixer tap, built in oven and grill, hob with splashback and cooker hood over, integrated washing machine and dishwasher, integrated fridge freezer, wood effect flooring, central heating radiator, inset LED lighting, upvc double glazed window to rear and French doors opening onto rear garden.





OUTSIDE

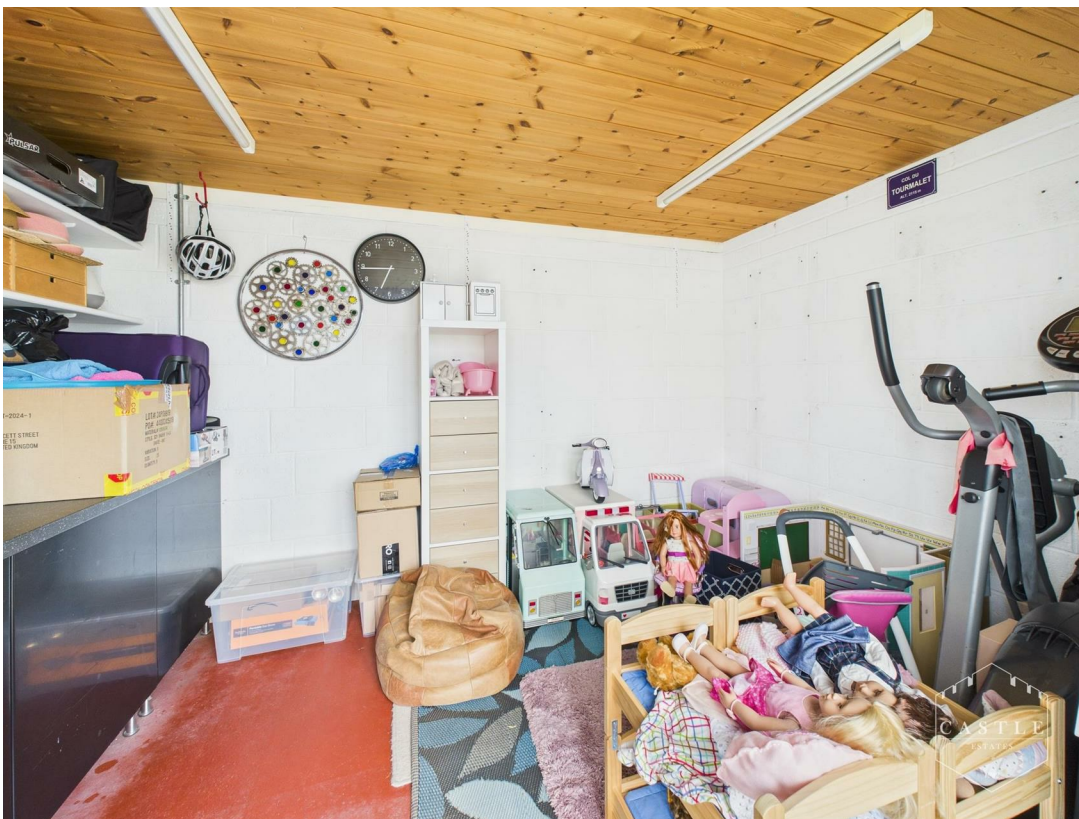
There is direct vehicular access over a good sized resin driveway with ample off road parking leading to GARAGE (4.83m x 2.61m) with up and over door, power, light and rear door to garden. A fully enclosed and generally private garden with lawn, patio area, mature trees, well fenced boundaries, shrubs and flower borders, garden shed. SUMMER HOUSE with double doors, power and light.








OUTSIDE - SUMMER HOUSE




OUTSIDE - FRONT ELEVATION

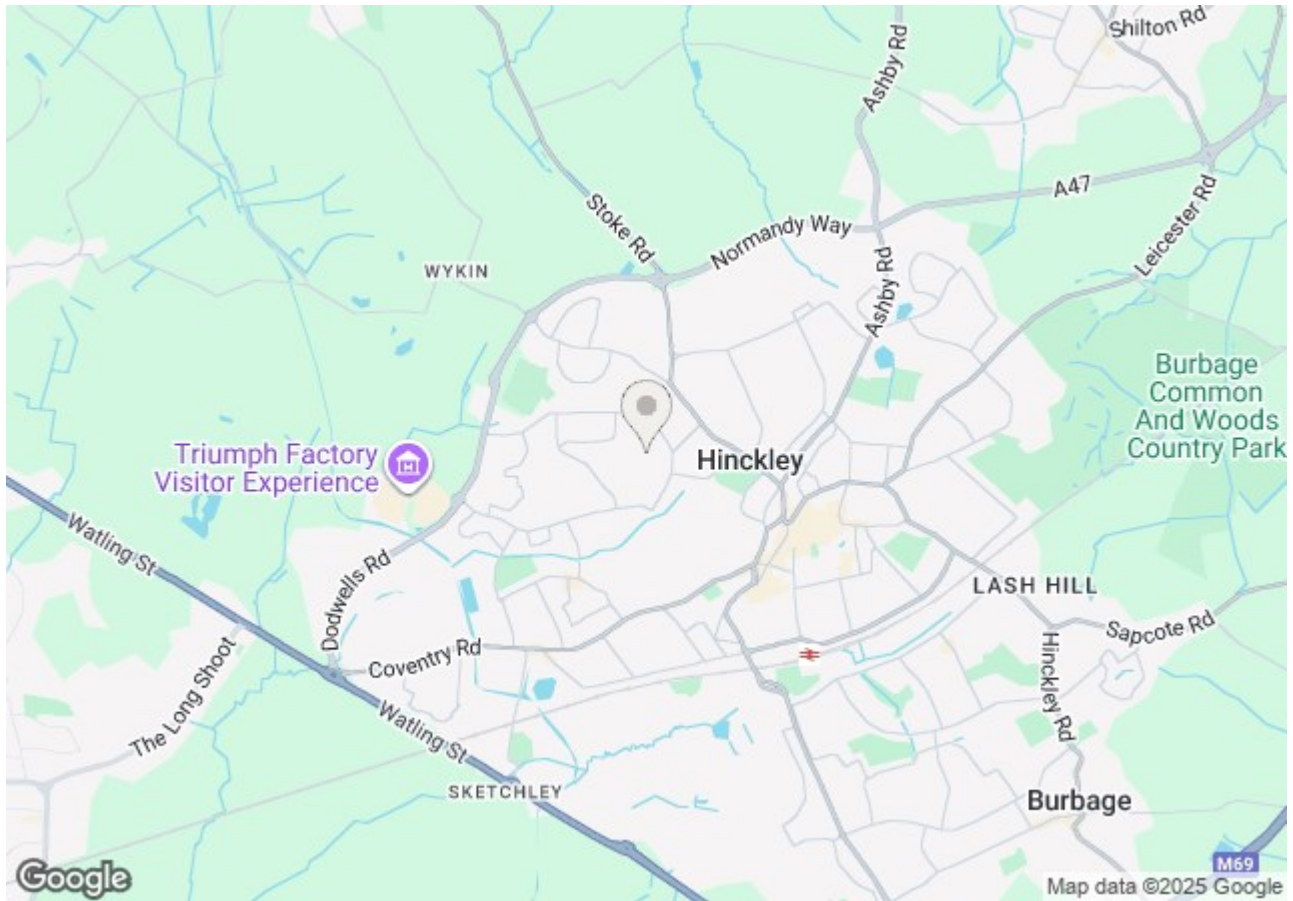


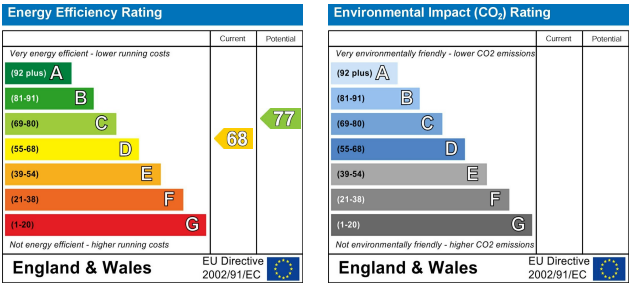
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾
90 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
