

# CASTLE ESTATES

1982

A FULL OF CHARACTER AND SPACIOUS THREE STOREY FOUR BEDROOMED TRADITIONAL FAMILY RESIDENCE WITH SIZEABLE REAR GARDEN SITUATED IN A MOST SOUGHT AFTER HINCKLEY TOWN CENTRE LOCATION. **\*\*NO CHAIN\*\***



**10 CLEVELAND ROAD  
HINCKLEY LE10 0AJ**

**No Onward Chain £350,000**

- Entrance Hall
- Good Sized Second Sitting/Dining Room
- Three First Floor Bedrooms
- Further Second Floor Double Bedroom
- Brick Built Outbuilding
- Characterful Lounge To Front
- Well Fitted Dining Kitchen
- First Floor Bathroom & Shower Room
- Sizeable Lawned Rear Garden
- NO CHAIN - VIEWING ESSENTIAL



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**\*\* NO CHAIN - VIEWING ESSENTIAL \*\*** Situated in a popular area of Hinckley on Cleveland Road, this charming terraced house is a delightful blend of character and modern living.

One of the standout features of this home is its abundance of original features, which add a unique charm and warmth to the property. The fixtures and fittings have been thoughtfully maintained, ensuring that the character of the house shines through while still providing the comforts of contemporary living.

The accommodation boasts impressive hall, two characterful reception rooms and a good sized breakfast kitchen. To the first floor there are three bedrooms, shower room and a family bathroom. On the second floor is a further double bedroom. Outside the rear garden is sizeable and well maintained.

The sought-after town centre location means that you will have easy access to a variety of local amenities, including shops, restaurants, and parks, making it an ideal spot. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

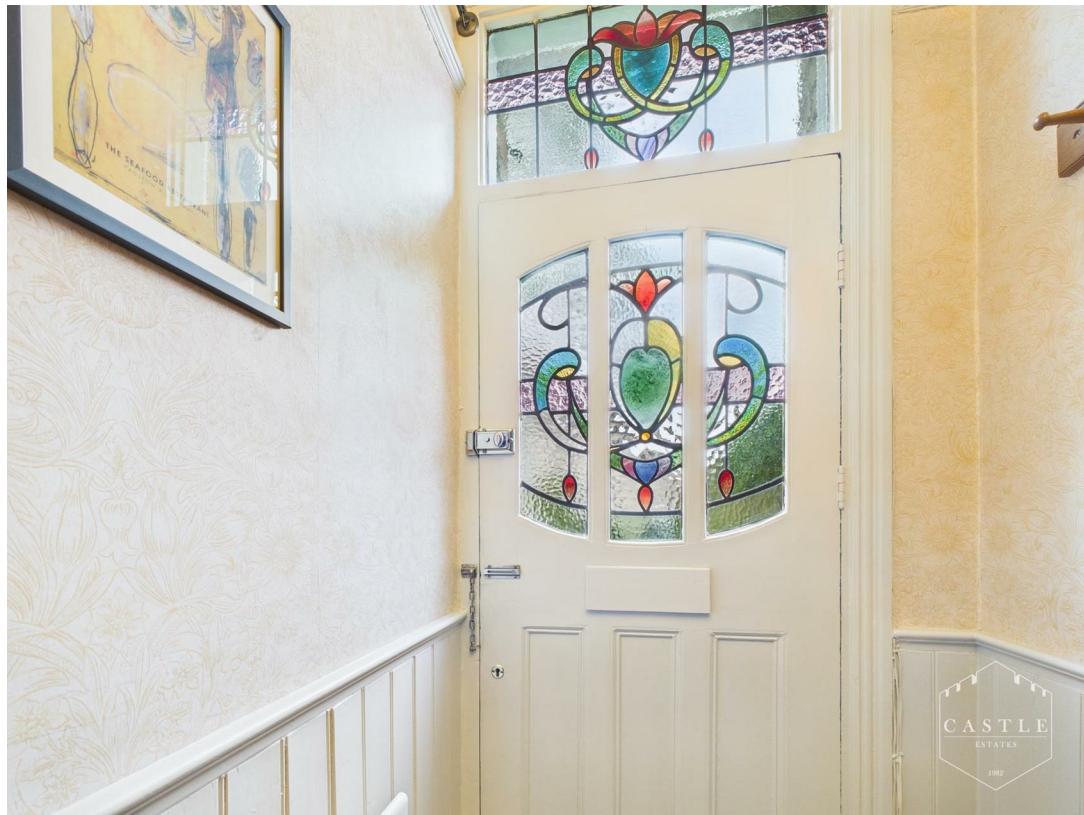
### **COUNCIL TAX BAND & TENURE**

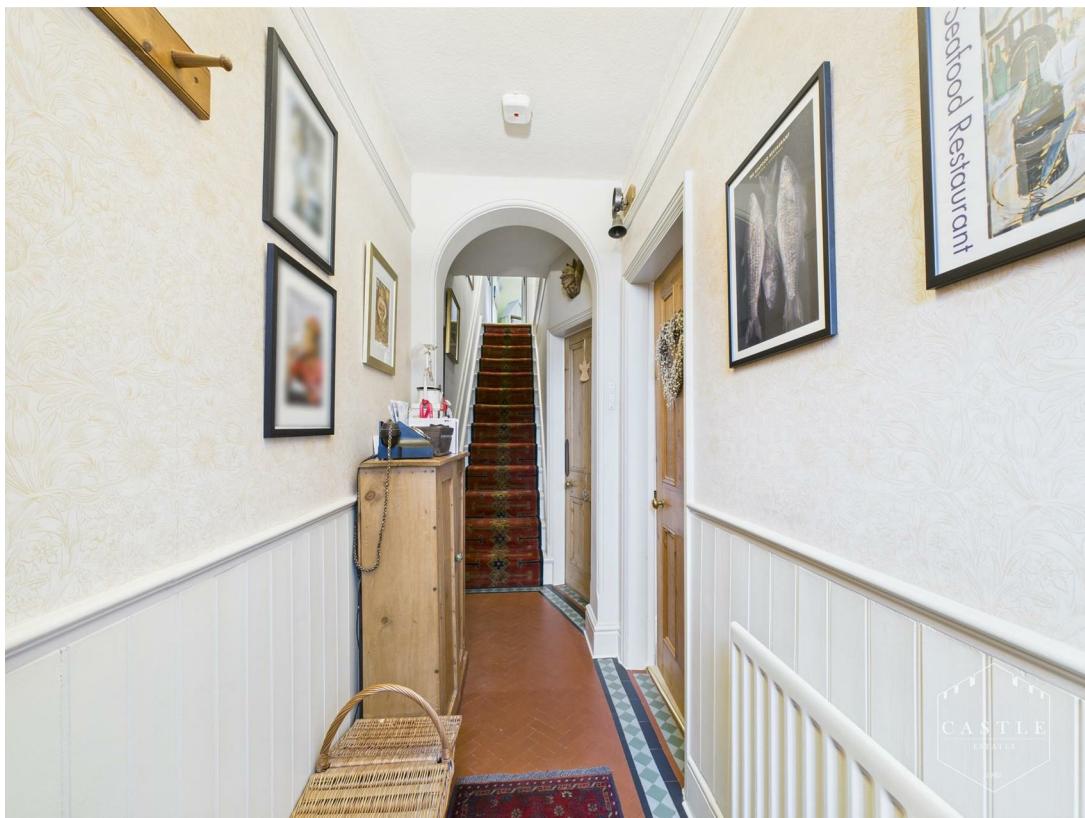
Hinckley and Bosworth Borough Council - Band B (Freehold).

### **ENTRANCE HALL**

14'4 x 3'8 (4.37m x 1.12m )

having original front door with feature stained glass, original herringbone tiled flooring with mat well, picture rail, panelled walls to half height and central heating radiator. Staircase to the First Floor Landing.

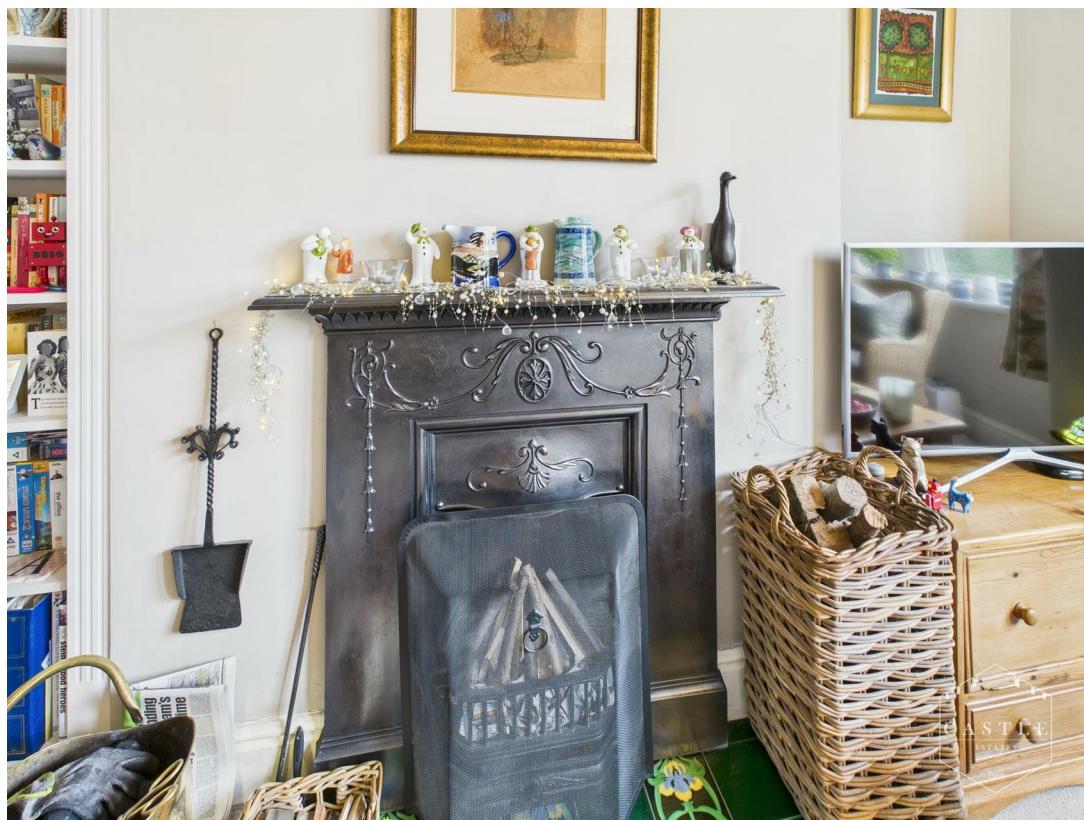




**LOUNGE**

12'2 x 10'7 (3.71m x 3.23m )

having original sash bay window to front, feature cast iron fireplace with open fire facility and tiled hearth, ornate coved ceiling and ceiling rose, tv aerial point and central heating radiator.

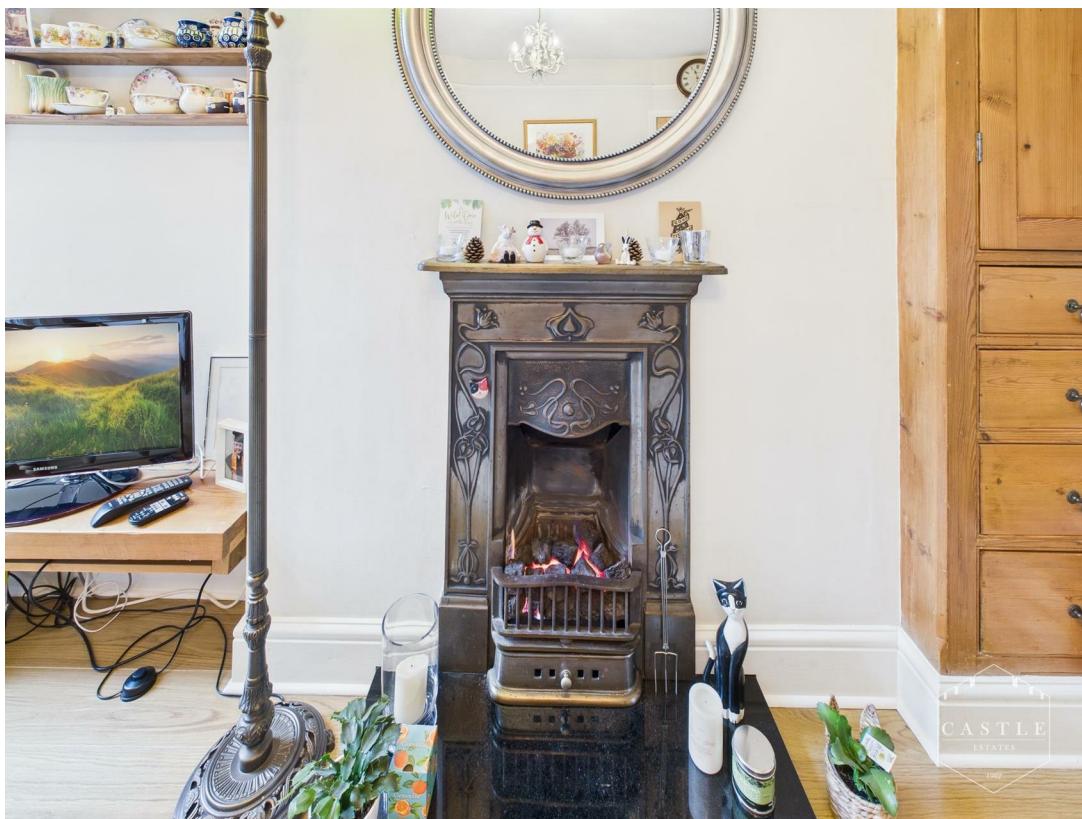


**SITTING/DINING ROOM**

12'10 x 11'8 (3.91m x 3.56m )

having feature cast iron fireplace with living flame gas fire, wood effect flooring, picture rail, original built in storage cupboard, central heating radiator and original sash window to rear.





## BREAKFAST KITCHEN

17'6 x 8'11 (5.33m x 2.72m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces, display shelving and plate rack, inset sink with mixer tap, rangemaster style cooker with cooker hood over, space and plumbing for washing machine, integrated dishwasher, space for upright fridge freezer, two central heating radiators, under stairs storage cupboard, inset LED lighting, tv aerial point, window to side and wooden door to Garden.

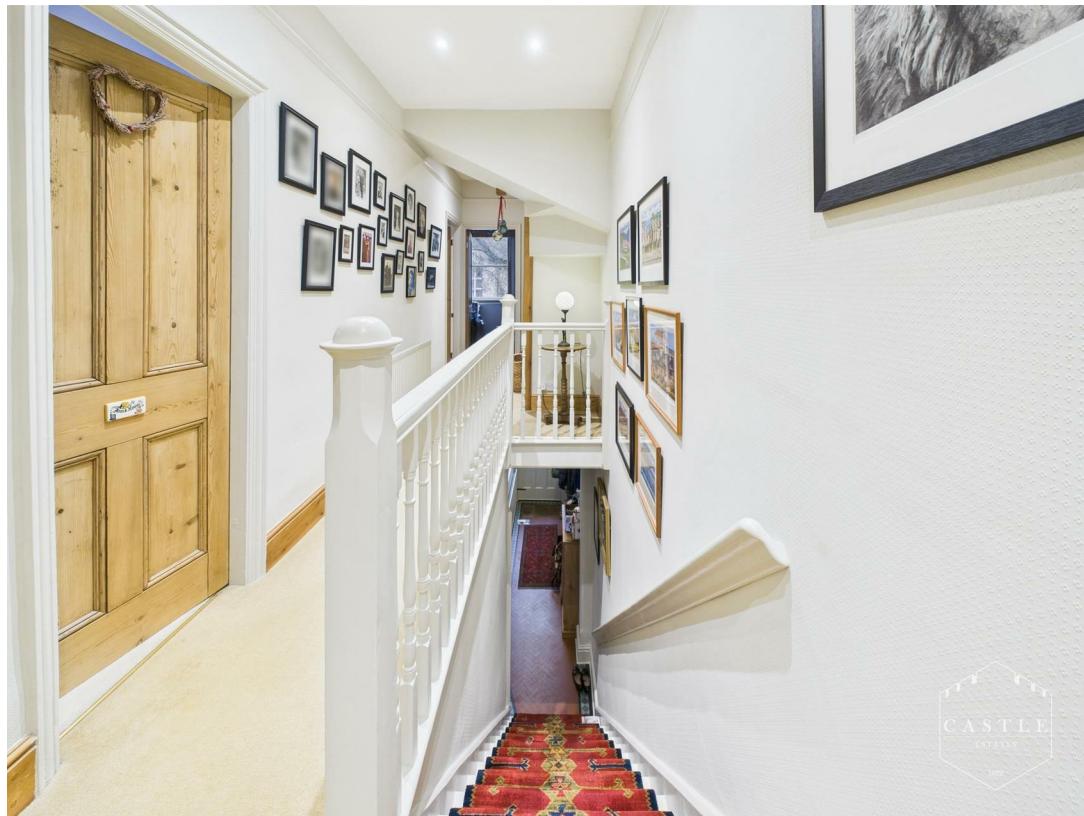






## FIRST FLOOR LANDING

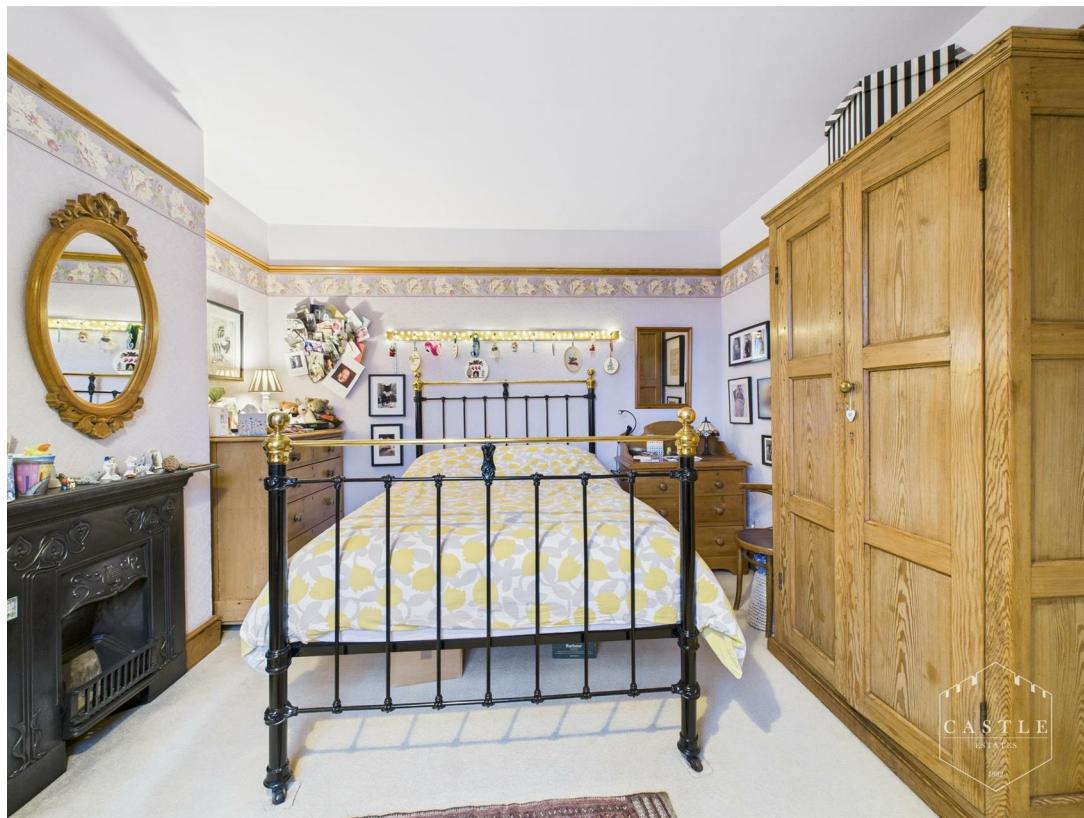
having feature balustrading, beam to ceiling with inset LED lighting and central heating radiator. Spindle balustraded staircase to Second Floor Landing with useful storage beneath.



## BEDROOM ONE

13 x 11'9 (3.96m x 3.58m )

having feature original cast iron fireplace, picture rail, central heating radiator and original sash window to rear.



## BEDROOM TWO

11'1 x 9'9 (3.38m x 2.97m )

having feature original cast iron fireplace, picture rail, central heating radiator and two original sash windows to front.



## BEDROOM FOUR

7'7 x 7'5 (2.31m x 2.26m )

having central heating radiator and original sash window to front.



## SHOWER ROOM

6'1 x 4'11 (1.85m x 1.50m )

having shower cubicle, pedestal wash hand basin, central heating radiator and original sash window with obscure glass.



**FAMILY BATHROOM**

9'6 x 8'10 (2.90m x 2.69m )

having panelled bath with shower attachment, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, central heating radiator and original sash window.



## SECOND FLOOR LANDING

having spindle balustrading and inset LED lighting.

## BEDROOM THREE

18'7 x 10'10 (5.66m x 3.30m )

having feature beams, eaves storage, central heating radiator and three Velux roof lights with fitted blinds.



## OUTSIDE

There is a walled front boundary. Pebbled foregarden with path to front door. Shared access to rear garden with courtyard area with BRICK BUILT OUTBUILDINGS with space and plumbing for white goods. A lawned rear garden with fenced boundaries, flower borders, mature trees and shrubs.





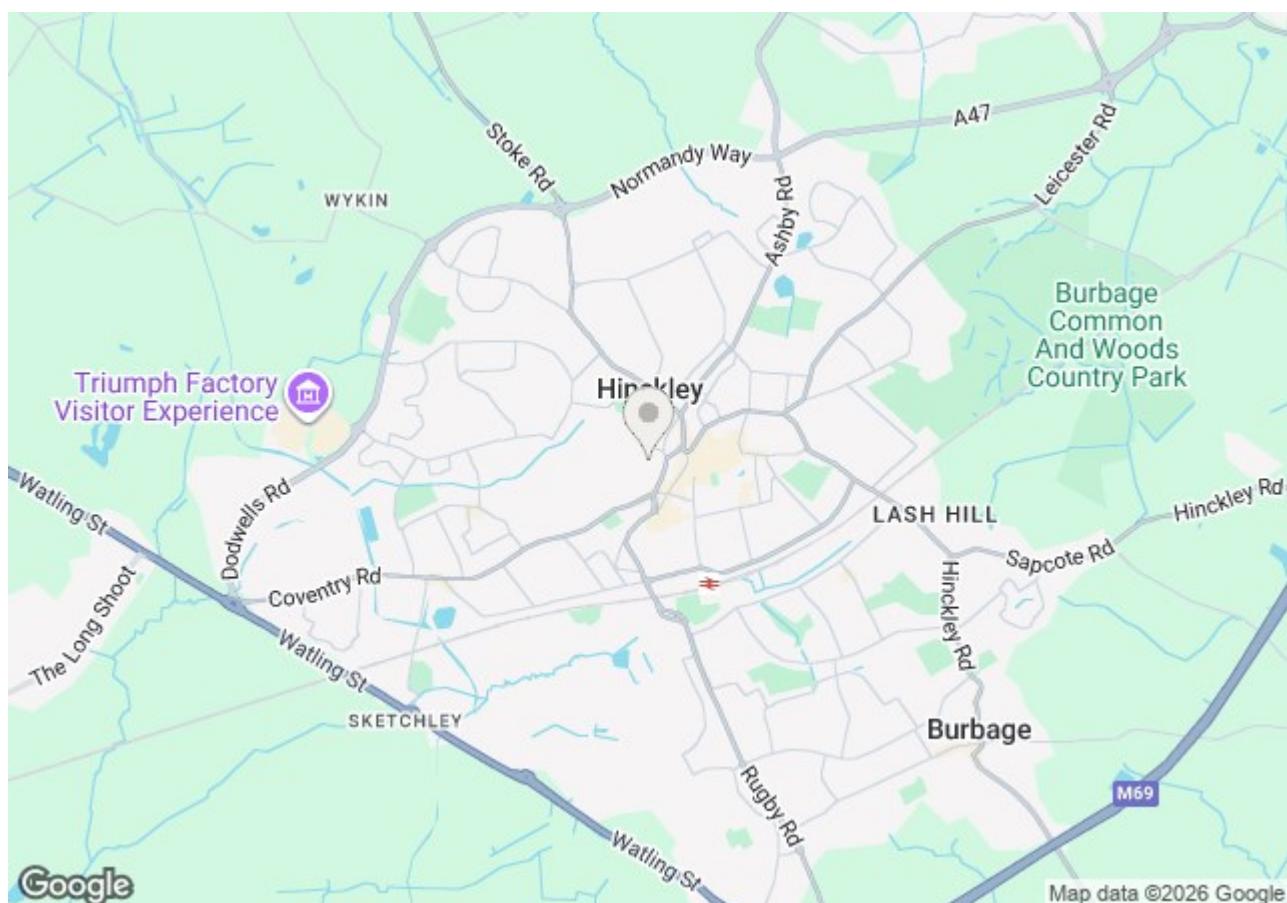


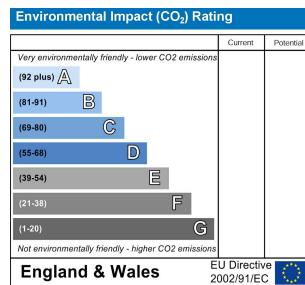
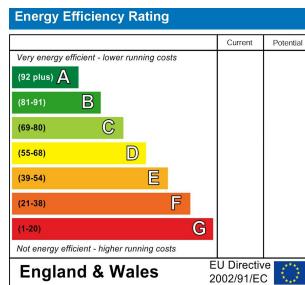
### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## **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 pleased 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