CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, EXTENDED AND SUPERBLY IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH SIZEABLE PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER AND CONVENIENT RESIDENTIAL LOCATION

83 MIDDLEFIELD LANE
HINCKLEY LE10 0RA

Offers In The Region Of £395,000

- Enclosed Porch To Hall
- Superb Open Living Kitchen
- Guest Cloakroom
- Contemporary Family Bathroom
- Mature Private Rear Garden
- Attractive Lounge
- Separate Utility Room
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Outside Kitchen/Bar Area & Outer Office

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This beautifully presented, extended and superbly improved semi detached family residence must be viewed to fully appreciate its wealth of highest quality fixtures and fittings as well as benefitting from zonal under floor heating.

The accommodation boasts enclosed porch to hall, attractive bay windowed lounge to front, superb open plan living kitchen with bi-fold doors opening onto garden, separate utility room and guest cloakroom. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property stands on a sizeable plot with ample parking, garage and a mature private rear with a lovely outer kitchen/bar and office.

It is situated in a popular residential location convenient for all local 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 C (Freehold).

ENCLOSED PORCH

6'2 x 1'7 (1.88m x 0.48m)
having upvc double glazed front door and side windows. Composite inner door with obscure glass side windows to Hall.

HALL

11 x 5'10 (3.35m x 1.78m)
having wood effect flooring and central heating radiator. Feature staircase to First Floor Landing with useful storage beneath.

LOUNGE

12'11 x 11'11 (3.94m x 3.63m)

having upvc double glazed bay window to front, feature log burning stove, central heating radiator and tv aerial point.

OPEN PLAN LIVING KITCHEN

24'1 x 17'11 (7.34m x 5.46m)

KITCHEN AREA having an excellent range of contemporary fitted Shaker style units including base units, drawers and wall cupboards, quartz work surfaces and upstands with inset sink and Quooker hot tap, 3 built in ovens and microwave, central island unit with induction hob, pop up extractor, cupboards beneath and breakfast bar, integrated dishwasher and space for American style fridge freezer, wood effect flooring with isolated underfloor heating and inset LED lighting.

DINING & LIVING AREAS having wood effect flooring, air conditioning unit, inset LED lighting, feature sky light, vaulted windows and bi-fold doors opening onto Garden.

INNER LOBBY

having wood effect flooring with zonal underfloor heating and fire door to garage.

GUEST CLOAKROOM

5'9 x 3'3 (1.75m x 0.99m)
having integrated low level w.c., built in cabinets, vanity unit with wash hand basin, inset LED lighting under floor heating and extractor fan.

UTILITY ROOM

7'9 x 6'9 (2.36m x 2.06m)

having an attractive range of fitted Shaker style units including base units, drawers and wall cupboards, space and plumbing for washing machine and tumble dryer, matching Quartz work surfaces and upstand, inset Belfast style sink with mixer tap, under floor heating, inset LED lighting, sky light, upvc double glazed window to rear and door opening onto Garden.

FIRST FLOOR LANDING

7'2 x 6'4 (2.18m x 1.93m)
having upvc double glazed window to side, spindle balustrading and access to the roof space.

BEDROOM ONE

12'11 x 9'3 (3.94m x 2.82m)

having range of built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front.

BEDROOM TWO

9'3 x 9'8" (2.82m x 2.95m)

having range of built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to rear.

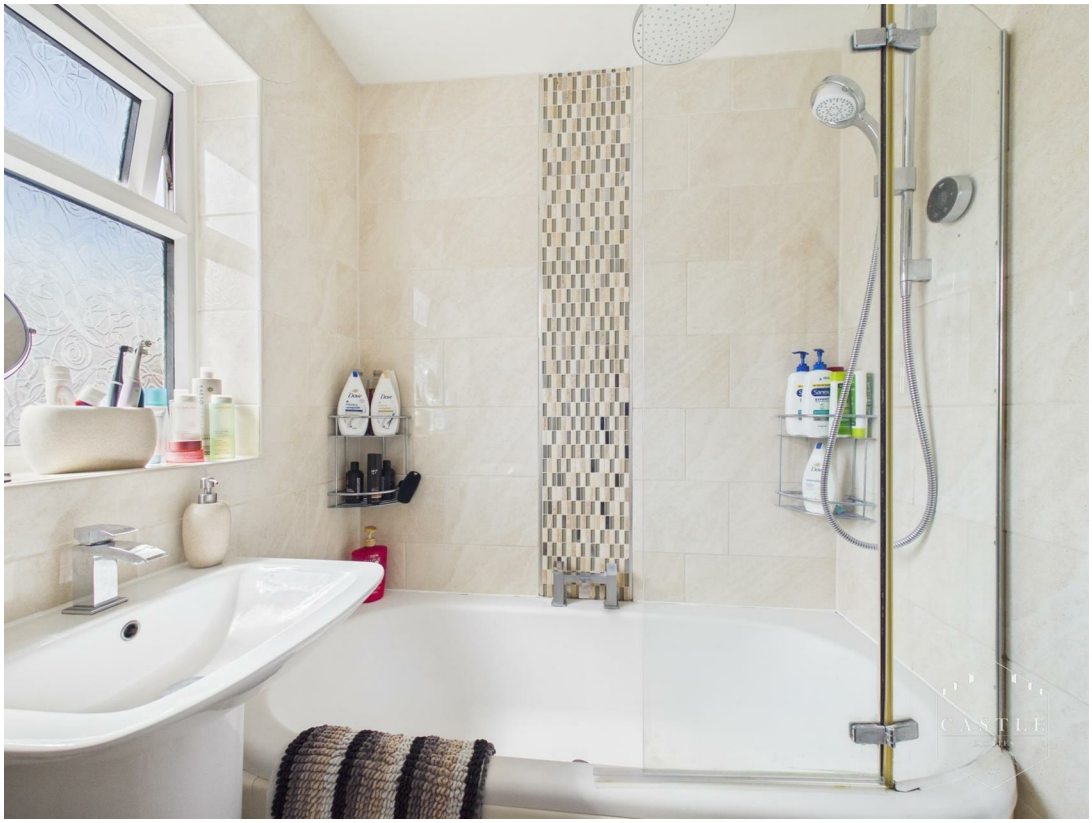
BEDROOM THREE

7'4 x 6'11 (2.24m x 2.11m)
having central heating radiator, tv aerial point and upvc double glazed window to front.

FAMILY BATHROOM

6'4 x 5'6 (1.93m x 1.68m)

having modern white suite including panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, ladder style heated towel rail, inset LED lighting and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE (18'1 X 6'8) having up and over door, power and light. A fully enclosed sizeable rear garden with lawn, patio area, mature trees and flower borders. OUTER KITCHEN/BAR including separate under counter fridge and freezer, 2 burner hob, barbecue and flat plate, with feature decked seating area, pergola, power and light. OUTER OFFICE (11'4 x 10'3) having wall mounted Air Conditioning, under floor heating, upvc double glazed windows and double doors opening onto Garden.

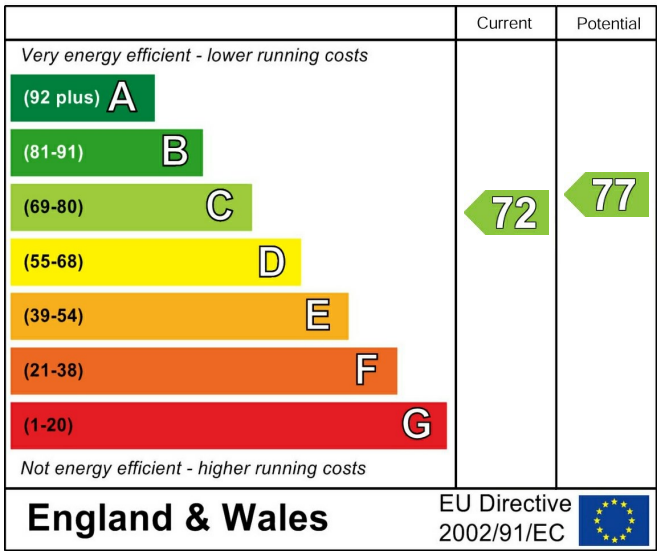
CASTLE

GUINNESS
PERONI
STELLA ARTOIS
PEPSI

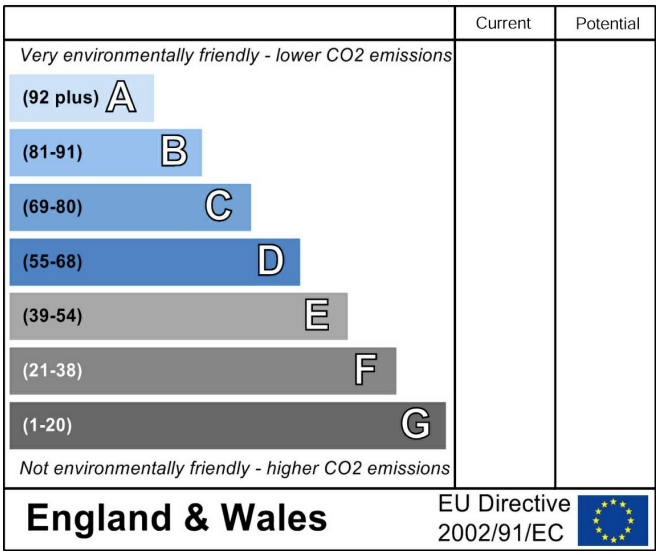
OUTER OFFICE

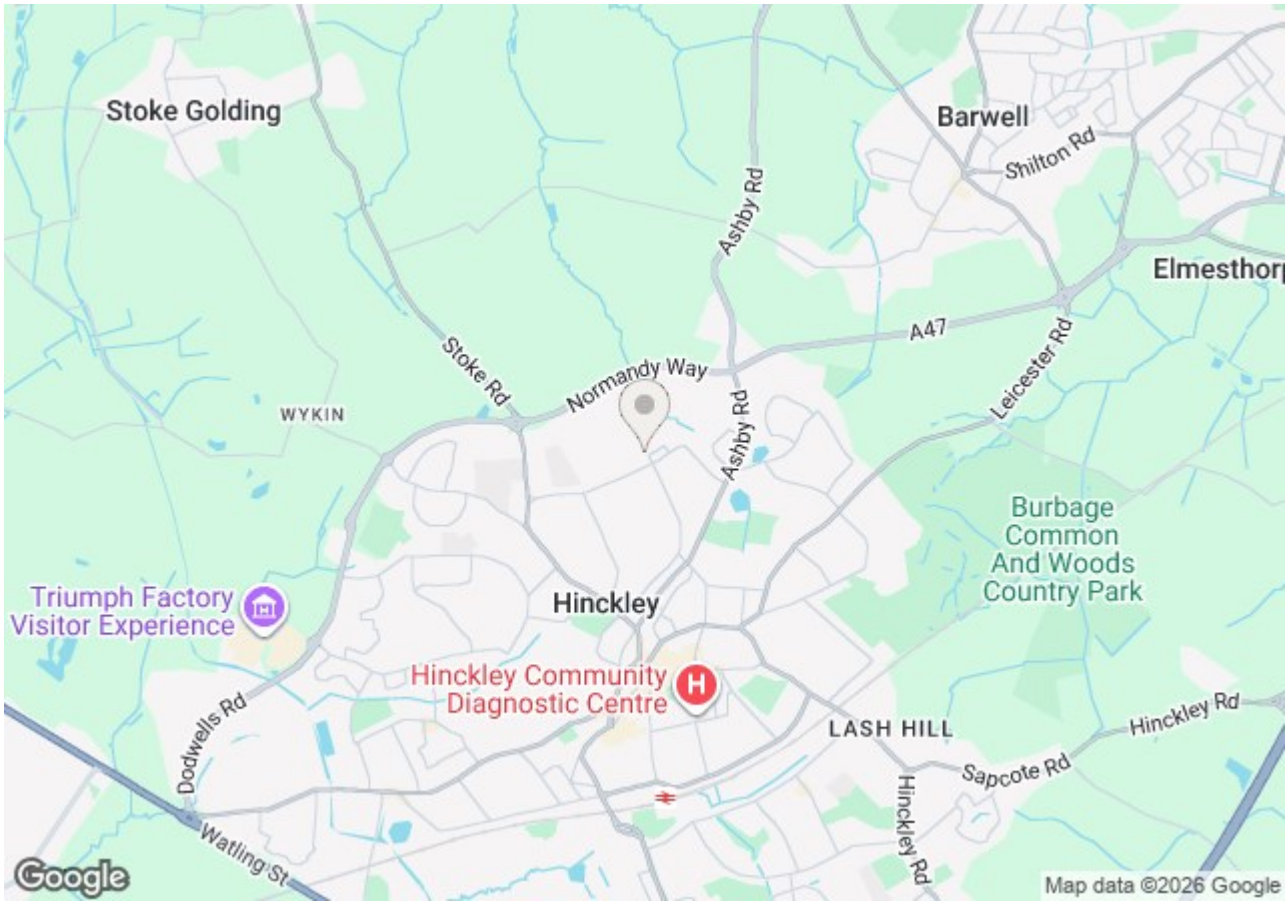
11'4 x 10'3 (3.45m x 3.12m)
having wood effect flooring, wall mounted air conditioning, feature panelled wall, power, inset LED lighting, upvc double glazed windows and double doors opening onto Garden.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating




Stoke Golding
Barwell
Shilton Rd
Ashby Rd
Elmesthorp
A47
Leicester Rd
Stoke Rd
Normandy Way
WYKIN
Ashby Rd
Burbage Common And Woods Country Park
Triumph Factory Visitor Experience
Hinckley
Hinckley Community Diagnostic Centre
LASH HILL
Hinckley Rd
Sapcote Rd
Dodwells Rd
Hinckley Rd
Watling St
Google
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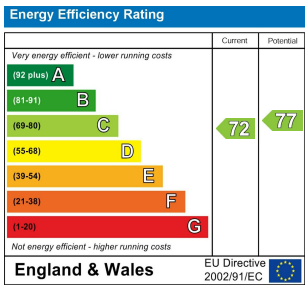
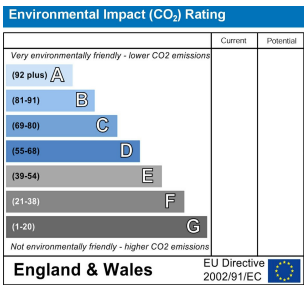

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
77
England & Wales
EU Directive 2002/91/EC


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
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Hallway
3'0" x 8'0"
Garage
6'8" x 18'1"
WC
3'3" x 5'9"
Utility Room
6'9" x 7'9"
Entry
6'2" x 1'7"
Hallway
5'11" x 11'0"
Living Room
11'11" x 12'11"
Kitchen / Living Area
17'11" x 24'1"
Floor 0 Building 1
Bedroom
6'11" x 7'4"
Landing
6'4" x 7'2"
Bathroom
6'4" x 5'6"
Bedroom
9'3" x 12'11"
Bedroom
9'3" x 9'8"
Floor 1 Building 1
Office
10'3" x 11'4"
Floor 0 Building 2
Outdoor entertaining area
7'9" x 11'9"
Floor 0 Building 3
Approximate total area(1)
1471 ft²
(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.
GIRAFFE360

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