

CASTLE ESTATES

1982

A THREE BEDROOMED SEMI DETACHED STANDING ON A LARGE PRIVATE PLOT WITH AMPLE PARKING, GARAGE AND SIZEABLE GARDENS SITUATED IN A POPULAR VILLAGE LOCATION



**27 CROFT CLOSE
WOLVEY LE10 3LE**

Price £250,000

- Entrance Hall
- Good Sized Lounge
- Family Bathroom
- Detached Garage
- Popular Village Location
- Kitchen To Front
- Three Bedrooms
- Ample Off Road Parking
- Large Private Rear Garden
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**** LARGE PRIVATE REAR GARDEN - VIEWING HIGHLY RECOMMENDED **** This semi detached property stands on a large plot with ample parking, garage and private good sized gardens front and rear. Viewing is essential.

The accommodation enjoys entrance hall, kitchen and lounge overlooking the rear garden. To the first floor there are three bedrooms and a bathroom.

It is situated just off the centre of the popular village of Wolvey with its local shops, schools, amenities and open countryside close by.

COUNCIL TAX BAND & TENURE

Rugby Council - Band C (Freehold).

ENTRANCE HALL

having upvc double glazed front door and side windows with obscure glass, central heating radiator and staircase to First Floor Landing.



KITCHEN

10'8 x 8'3 (3.25m x 2.51m)

having range of built in units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, breakfast bar, inset sink with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge freezer, central heating radiator, upvc double glazed window to front and upvc double glazed door to side.



LOUNGE

14'8 x 14'7 (4.47m x 4.45m)

having slate wall feature with fire, tv aerial point, central heating radiator and upvc double glazed window to rear.





FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

11'6 x 8'10 (3.51m x 2.69m)

having central heating radiator, built in storage and upvc double glazed window to front.



BEDROOM TWO

9'9 x 8'8 (2.97m x 2.64m)

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



BEDROOM THREE

10'5 x 5'8 (3.18m x 1.73m)

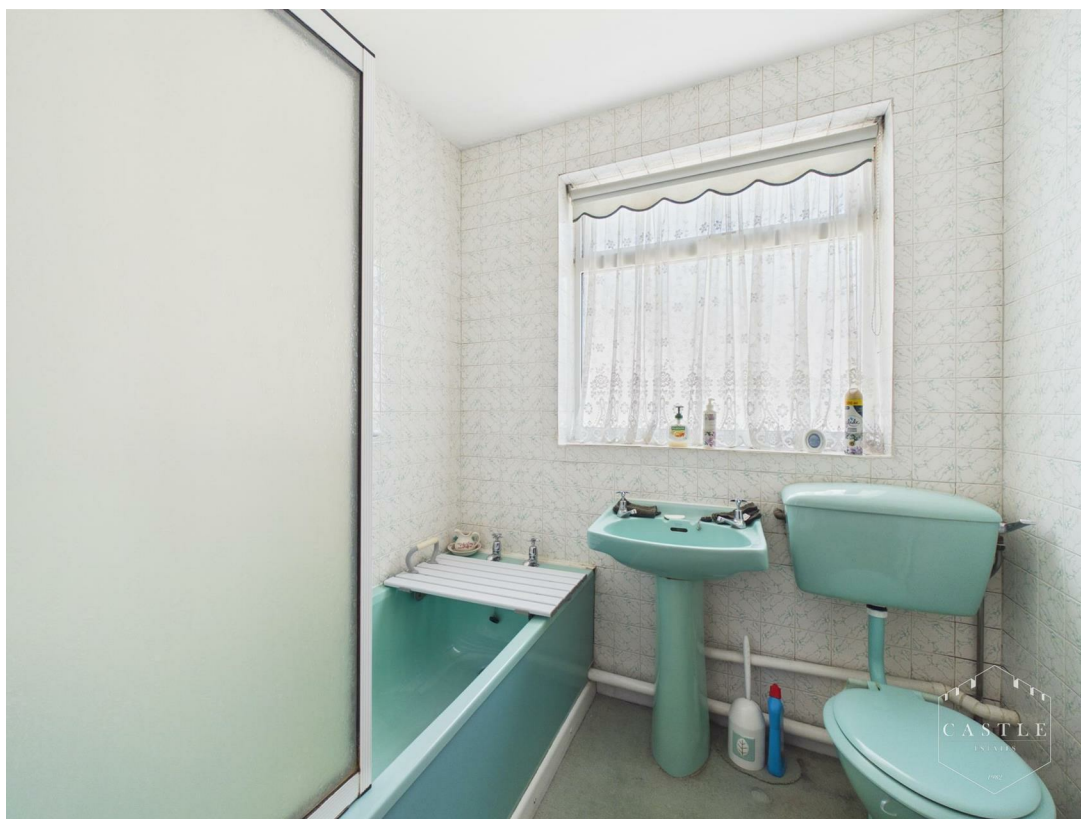
having central heating radiator and upvc double glazed window to rear.



BATHROOM

6'5 x 5'7 (1.96m x 1.70m)

having coloured suite including panelled bath with shower over and screen, low level w.c., pedestal wash hand basin, ceramic tiled walls, central heating radiator and upvc double glazed window to side.



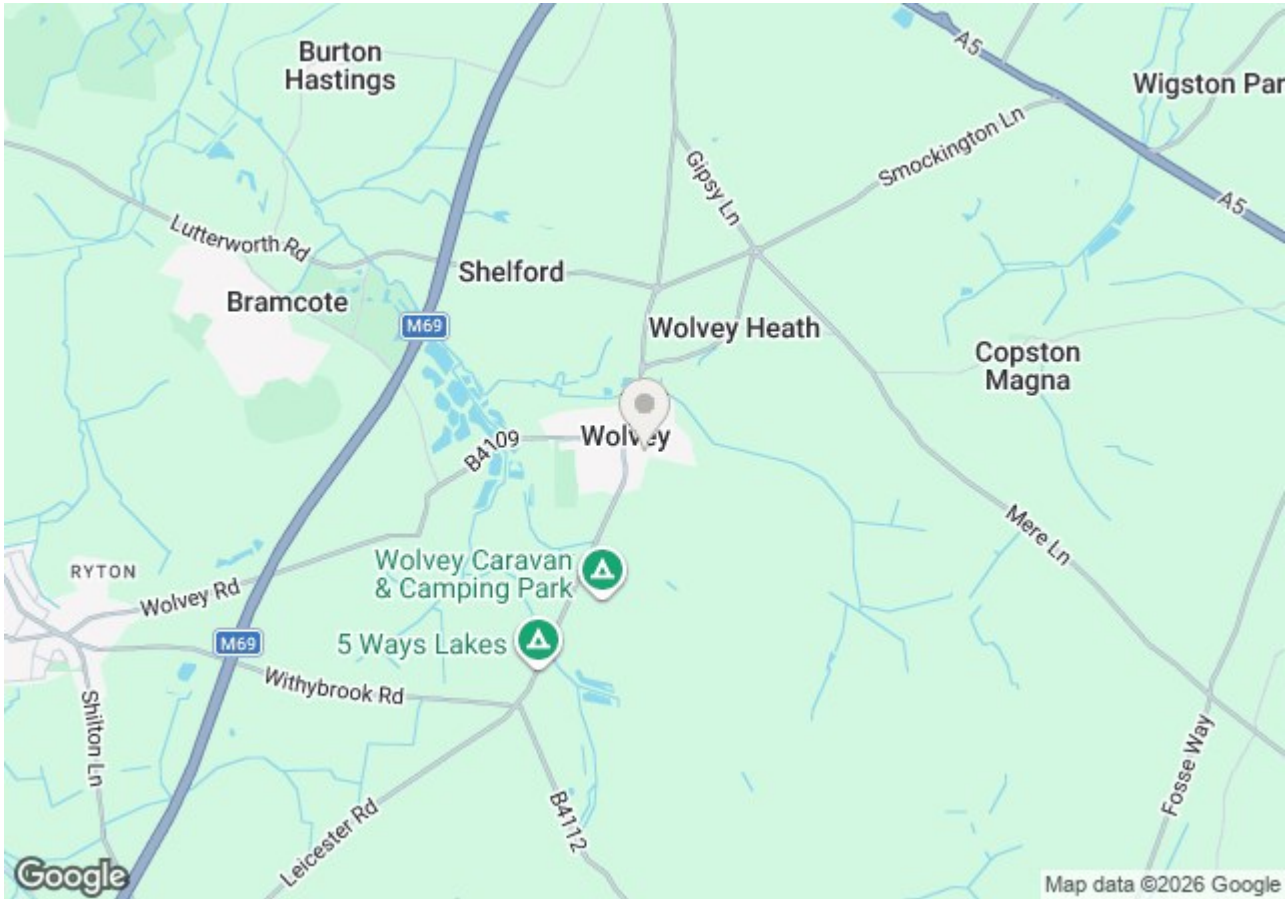
OUTSIDE

There is direct vehicular access over a good sized driveway leading to GARAGE (16'4 x 8'6) with up and over door. A lawned foregarden. Pedestrian access to a fully enclosed sizeable lawned rear garden with hedged and fenced boundaries.

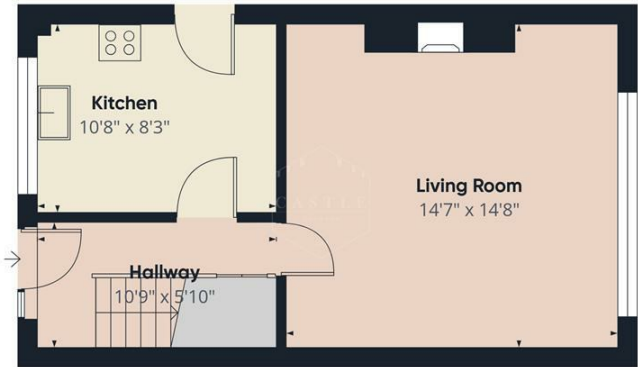


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

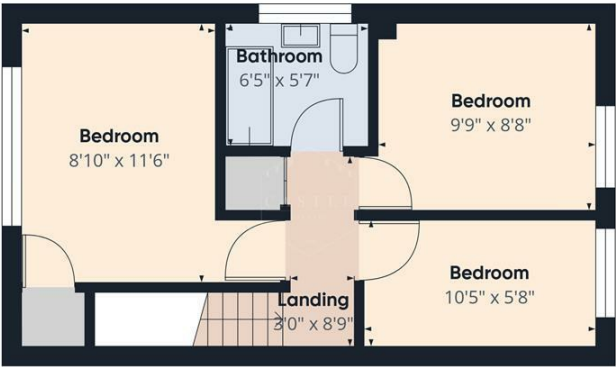
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
847 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.

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
