CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOMED END TOWNHOUSE WITH GARAGE STANDING ON A GOOD SIZED CORNER PLOT SITUATED IN A MOST SOUGHT AFTER HINCKLEY LOCATION



1 ARGUILE PLACE
HINCKLEY LE10 0GH

Price £279,000

- Attractive Lounge To Front
- Dining Area
- Guest Cloakroom
- Two Further Good Sized Bedrooms
- Ample Parking & Garage
- Well Fitted Kitchen
- Upvc Double Glazed Sun Room
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Sizeable Lawned Gardens

CASTLE ESTATES 1982

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** VIEWING ESSENTIAL ** This well presented end townhouse stands on a good sized corner plot with parking and garage.

The accommodation enjoys entrance vestibule, attractive lounge to front, guest cloakroom, well fitted kitchen opening onto dining area and sun room. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and family bathroom. Sizeable lawned gardens front and rear.

It is situated in a most sought after and convenient residential location, close to all local shops, schools and amenities. Those wishing to commute will find easy access to the A5, A47 and M69 junctions making travelling to further afield very good.

COUNCIL TAX & TENURE

Hinckley and Bosworth Borough Council - Band C (Freehold)

ENTRANCE VESTIBULE

3'3 x 2'6 (0.99m x 0.76m)
having composite front door, central heating radiator and wood effect flooring. Staircase to First Floor Landing.

LOUNGE

13'3 x 12'4 (4.04m x 3.76m)
having feature fireplace with inset fire, wooden surround, marble back and hearth, central heating radiator, tv aerial point, coved ceiling and upvc double glazed bay window to front.





KITCHEN AREA

9 x 7'8 (2.74m x 2.34m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, built in oven, gas hob with cooker hood over, space and plumbing for washing machine, space for tumble dryer, space for upright fridge freezer, inset LED lighting and wood effect flooring. Square archway to Dining Area.





DINING AREA

12'4 x 7'9 (3.76m x 2.36m)

having wood effect flooring, central heating radiator and coved ceiling. Upvc double glazed French doors opening onto Sun Room.





SUN ROOM

8'11 x 8'2 (2.72m x 2.49m)
having polycarbonate roof, upvc double glazed windows and French doors opening onto Garden.





GUEST CLOAKROOM

5'6 x 5'3 (1.68m x 1.60m)
having low level w.c., pedestal wash hand basin and central heating radiator.



FIRST FLOOR LANDING

having access to the roof space and central heating radiator.

MASTER BEDROOM

12'5 x 10'2 (3.78m x 3.10m)

having built in wardrobes, central heating radiator and upvc double glazed window to front. Door to Ensuite.

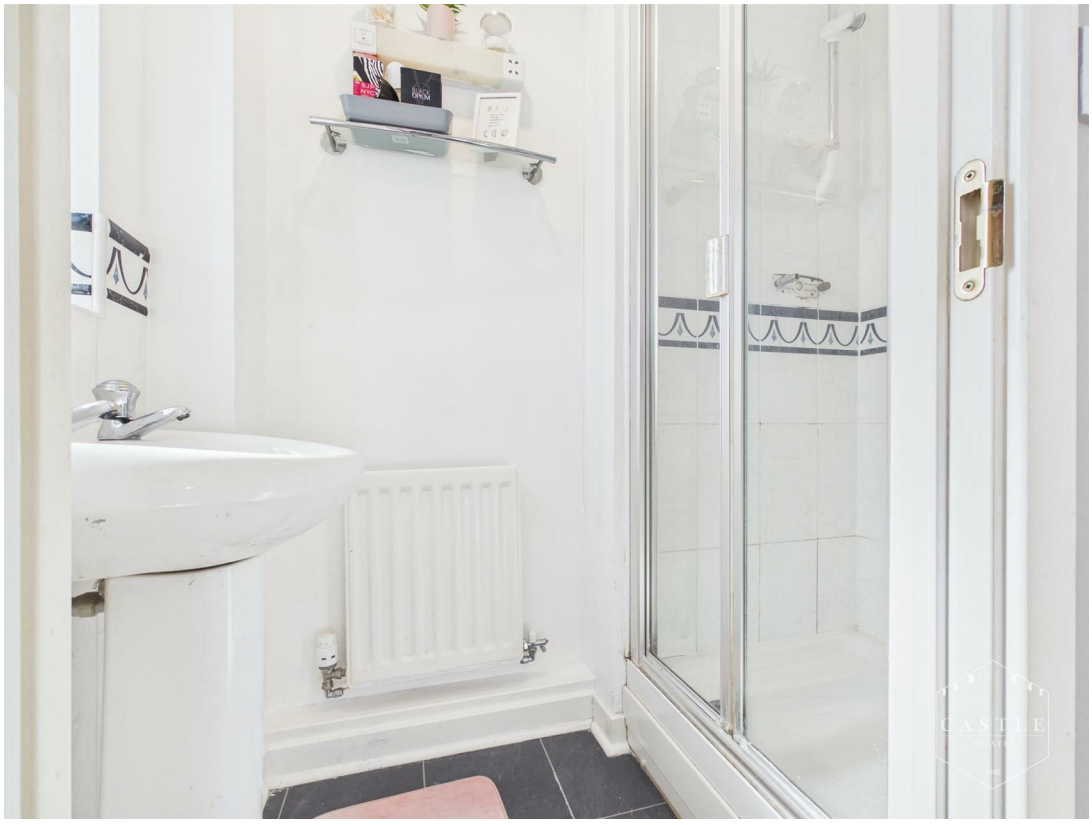






ENSUITE SHOWER ROOM

5'10 x 2'5 (1.78m x 0.74m)
having shower cubicle, pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass to front.



BEDROOM TWO

9'3 x 9'2 (2.82m x 2.79m)
having central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

9'1 x 6'3 (2.77m x 1.91m)

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



FAMILY BATHROOM

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

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



OUTSIDE

Direct vehicular access off Arguille Place leading to the coach houses at the rear with GARAGE beneath. To front of the property is a lovely lawned area with mature trees and shrubs. A sizeable private garden with lawn, patio area, mature trees and shrubs, well fenced boundaries.









GARAGE

17'11 x 10'2 (5.46m x 3.10m)
having up and over door.



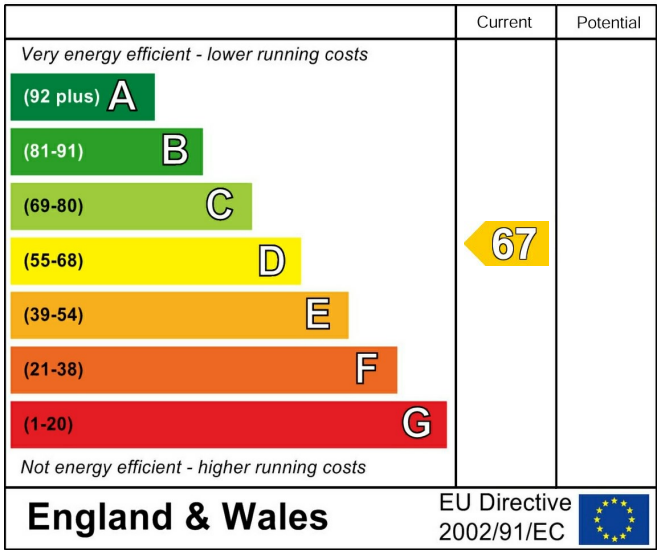




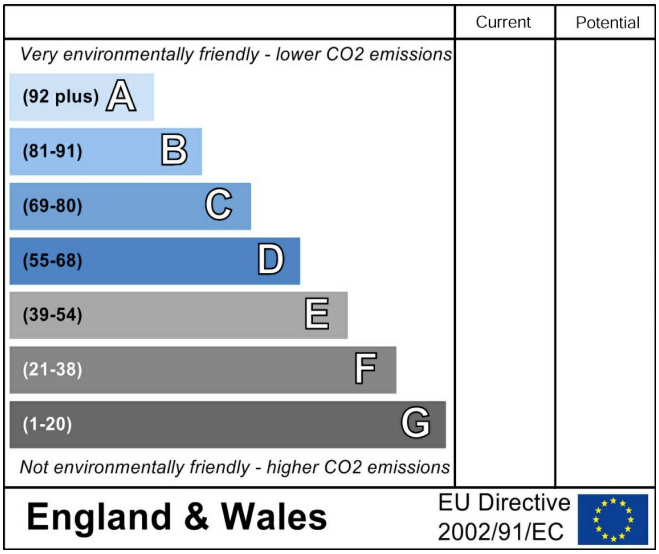




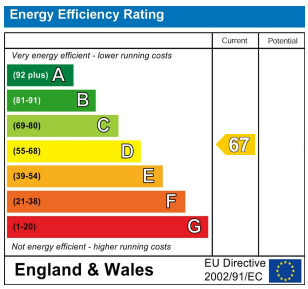
Energy Efficiency Rating

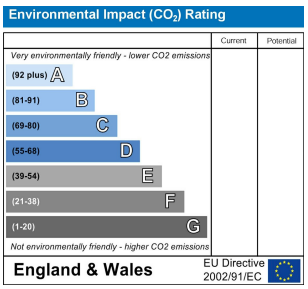


Environmental Impact (CO_2) Rating




Shilton Rd
Ashby Rd
A47
Stoke Rd
Normandy Way
Leicester Rd
WYKIN
Ashby Rd
Burbage Common And Woods Country Park
Triumph Factory Visitor Experience
Hinckley
Hinckley Community Diagnostic Centre
Watling St
Dodwells Rd
LASH HILL
Hinckley R
Sapcote Rd
Coventry Rd
The Long Shoot
Watling St
Hinckley Rd
SKETCHLEY
Burbage
Google
Map data ©2026 Google







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1057 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