

# CASTLE ESTATES

1982

**A WELL PRESENTED FOUR BEDROOM FAMILY HOME SITUATED CLOSE TO THE TOWN CENTRE WITH OFF ROAD PARKING AND GARAGE.**



**30 HOLYWELL FIELDS**

**HINCKLEY LE10 1EJ**

**Guide Price £440,000**

- FOUR BEDROOM FAMILY HOME
- HOME OFFICE & PLAYROOM
- MODERN FITTED KITCHEN DINER
- WALKING DISTANCE OF TOWN CENTRE
- OFF ROAD PARKING & GARAGE
- HIGHLY POPULAR LOCATION



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Situated in the popular area of Holywell Fields, Hinckley, this delightful four-bedroom detached house offers a perfect blend of comfort and convenience. With its spacious layout, this property is ideal for families seeking a modern home with ample room to grow.

As you enter, you are greeted by a welcoming atmosphere that flows throughout the house. The open kitchen diner is a standout feature, providing a bright and airy space for family meals and entertaining guests. This area is designed for both functionality and style, making it the heart of the home.

The property boasts four well-proportioned bedrooms, ensuring that everyone has their own private space. Additionally, there are two bathrooms, which is a great advantage for busy households. For those who work from home or require extra space for leisure activities, the home office and playroom offer versatility to suit your lifestyle needs.

Outside, the private rear garden is a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. The property also benefits from off-road parking and a garage, providing convenience and security for your vehicles.

Located within walking distance of the town centre, you will find a variety of shops, cafes, and amenities just a short stroll away. This prime location ensures that you can enjoy the best of both worlds – a peaceful residential setting with easy access to the vibrant life of Hinckley.

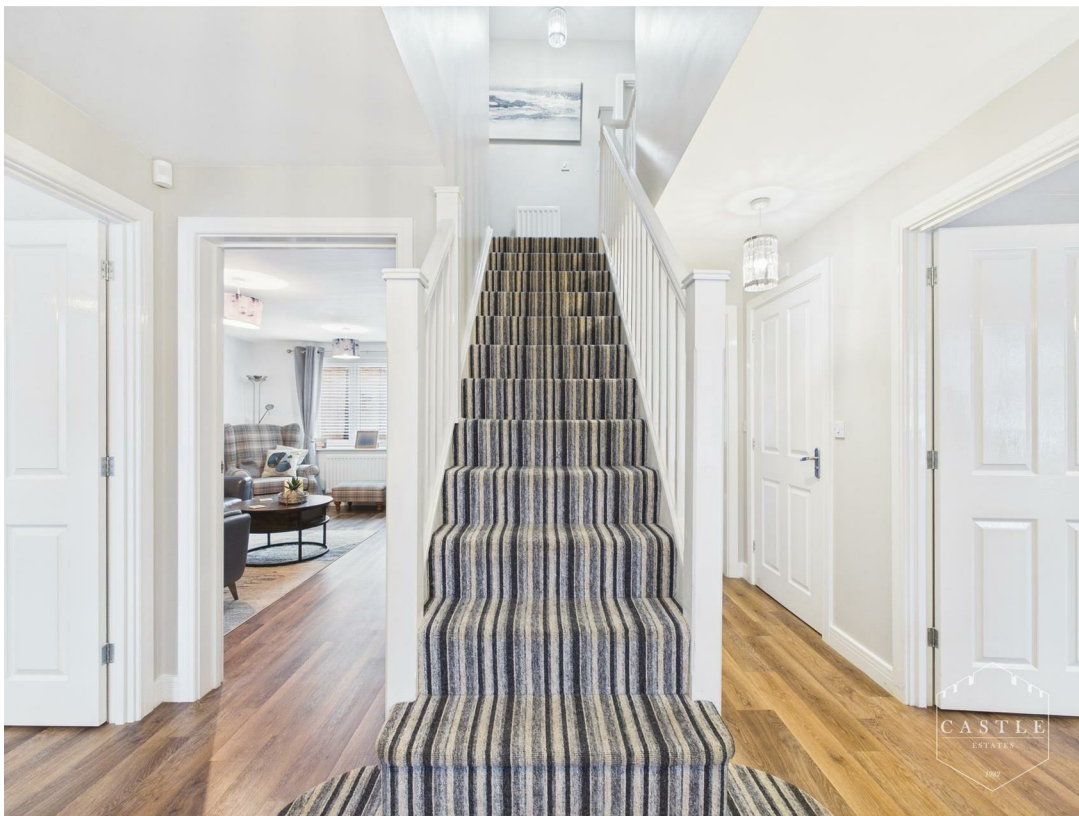
In summary, this four-bedroom detached house in Holywell Fields is a wonderful opportunity for those seeking a spacious and well-appointed family home in a desirable location. Don't miss the chance to make this property your own.

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

Hinckley and Bosworth Borough Council - Band E Freehold.

### **ENTRANCE HALLWAY**

Large open hallway with central staircase and wooden balustrade, Karndean flooring, central heating radiator, windows to front elevation with fitted blinds.



**OFFICE**

7'9,7'9 (2.36m,2.36m)

With window to front elevation with fitted blind, Karndean flooring, central heating radiator, internet point.



**PLAYROOM**

8'7,10'4 (2.62m,3.15m)

With window to front elevation with fitted blind, Karndean flooring, central heating radiator,



## CLOAKROOM/WC

5'9,3'2 (1.75m,0.97m)

Newly fitted suite with fitted corner basin with storage underneath and tile splashback, extractor fan, w/c, central heating radiator.



## LOUNGE

14'11,11'8 (4.55m,3.56m)

To the rear elevation with window and fitted blind, feature electric fireplace, tv points, Karndean flooring, central heating radiator



## UTILITY ROOM

5'10,6'11 (1.78m,2.11m)

With external door to side elevation, Karndeian flooring, sink with mixer tap, plumbing for washing machine, fitted base units with worktops, central heating radiator and boiler, consumer unit.



## KITCHEN DINER

14'9,17'0 (4.50m,5.18m)

To the rear elevation with French doors to side elevation, rear windows with fitted blinds along with two skylights, Karndeian flooring, contemporary range of fitted base and wall units with worktop and tile splashback. Newly fitted four burner fitted Bosch gas hob and extractor fan, sink with mixer tap, integrated dishwasher, fridge freezer and newly fitted Bosch double fan oven, two double panel central heating radiators.



## FIRST FLOOR LANDING

Carpeted open landing leading to all four bedrooms and family bathroom with airing cupboard with water tank and additional storage, loft access.

## MASTER BEDROOM

13'0,11'9 (3.96m,3.58m)

To the front elevation with large window and fitted blind with fitted furniture consisting over wardrobes, overhead fitted wall units and dressing table, carpeted, central heating radiator, tv points, door leading to en suite.



## EN-SUITE BATHROOM

4'7,7'7 (1.40m,2.31m)

Newly fitted suite to front elevation with frosted window and fitted blind, half tile surround, fitted basin unit with storage, w/c, large wall mounted vertical radiator, walk in rainfall shower with sliding door and full tile surround, extractor fan, fitted shaver point, Karndean flooring.



## BEDROOM TWO

10'3,13'6 (3.12m,4.11m)

To the front elevation with fitted blind, carpeted, central heating radiator.



## BEDROOM THREE

12'8,10'1 (3.86m,3.07m)

To the rear elevation with fitted blind, carpeted, central heating radiator.



**BEDROOM FOUR**

9'10,11'2 (3.00m,3.40m)

To the rear elevation with fitted blind, carpeted, central heating radiator.



## BATHROOM

6'3,7"2 (1.91m,2.18m)

To the rear elevation with frosted window and fitted blind, fitted bath with shower over and full tile surround, pedestal sink with tile splashback, extractor fan, fitted w/c, central heating radiator, vinyl flooring




## OUTSIDE


To the front of the property is slate pebbled landscaped area, with driveway to the side of the property with EV charging, single garage (19'11,10'4) with up and over door, power and lighting, fully landscaped rear garden with raised lawn with railway sleepers and separate patio areas, gated side access to driveway, timber shed.

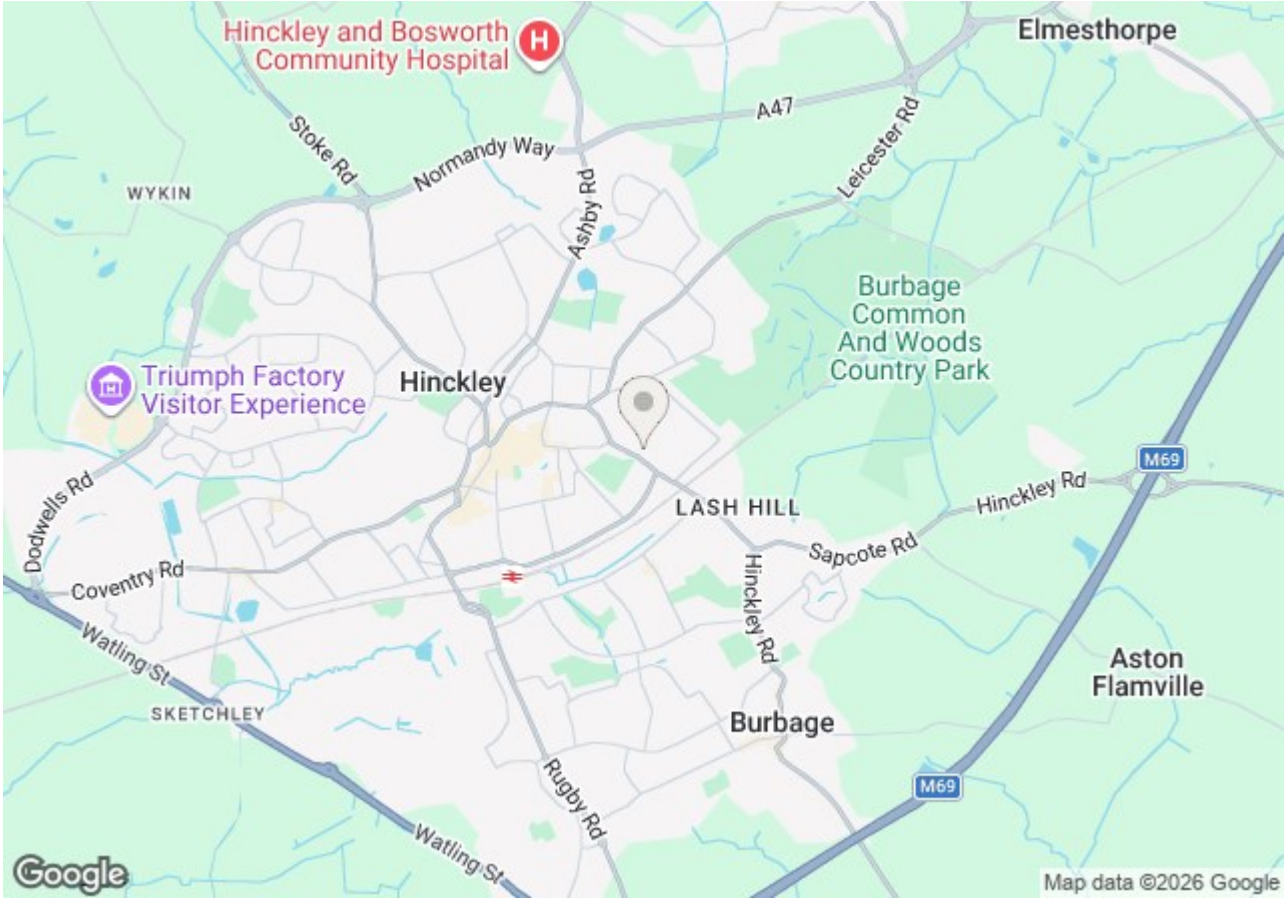


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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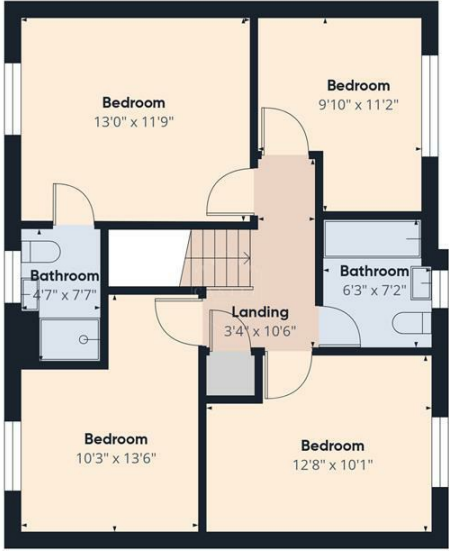


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1596 ft<sup>2</sup>

(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.

## **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

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