

# CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PLOT WITH AMPLE PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION**



## **6 BATTLEDOWN CLOSE HINCKLEY LE10 0SD**

**Offers In The Region Of £250,000**

- Entrance Porch To Hall
- Spacious Lounge
- Two Good Sized Bedrooms
- Ample Off Road Parking & Garage
- NO CHAIN
- Well Fitted Kitchen
- Sun Room
- Shower Room
- Well Tended Mature Gardens Front & Rear
- VIEWING ESSENTIAL



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**\*\* NO CHAIN - VIEWING ESSENTIAL \*\*** This well presented detached bungalow stands on a private plot with ample off road parking, garage, well maintained gardens front and rear.

The accommodation enjoys an entrance porch to hall, spacious lounge/dining room with sun room off, well fitted kitchen, two good sized bedrooms and shower room.

It is situated in a popular residential location, ideal for all local shops, schools and 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).

### **ENTRANCE PORCH**

4' x 3' (1.22m x 0.91m)

having upvc double glazed door to side and window. Wooden door with obscure glass opening onto Hall.

### **HALL**

11'5 x 2'7 (3.48m x 0.79m )

having central heating radiator, wood block flooring and access to the roof space.

### **KITCHEN**

10 x 8'1 (3.05m x 2.46m )

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for fridge, space and plumbing for washing machine and dishwasher, central heating radiator, upvc double glazed window to rear and door to side.





## LOUNGE

17'10 x 10'10 (5.44m x 3.30m )

having feature fireplace with inset fire, central heating radiator, further wall mounted electric heater and wood effect flooring. Sliding upvc double glazed patio doors opening onto Sun Room.



### SUN ROOM

9'1 x 7'7 (2.77m x 2.31m )

having polycarbonate roof, double glazed windows and upvc double glazed door to side.



### BEDROOM ONE

14'4 x 10'9 (4.37m x 3.28m )

having range of fitted furniture including wardrobes, bridging unit over the bed and chest of drawers, central heating radiator and upvc double glazed window to front.

## BEDROOM TWO

9'3 x 8'10 (2.82m x 2.69m)

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



## SHOWER ROOM

7' x 5'6 (2.13m x 1.68m )

having corner shower cubicle, vanity unit with wash hand basin, low level w.c., central heating radiator and upvc double glazed window with obscure glass.



**OUTSIDE**

There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to GARAGE with up and over door, power and light. A mature pebbled foregarden with feature shrubs. Wrought iron gate to a fully enclosed, private rear garden with patio and pebbled areas, mature flowers and shrubs, well fenced boundaries and garden shed.



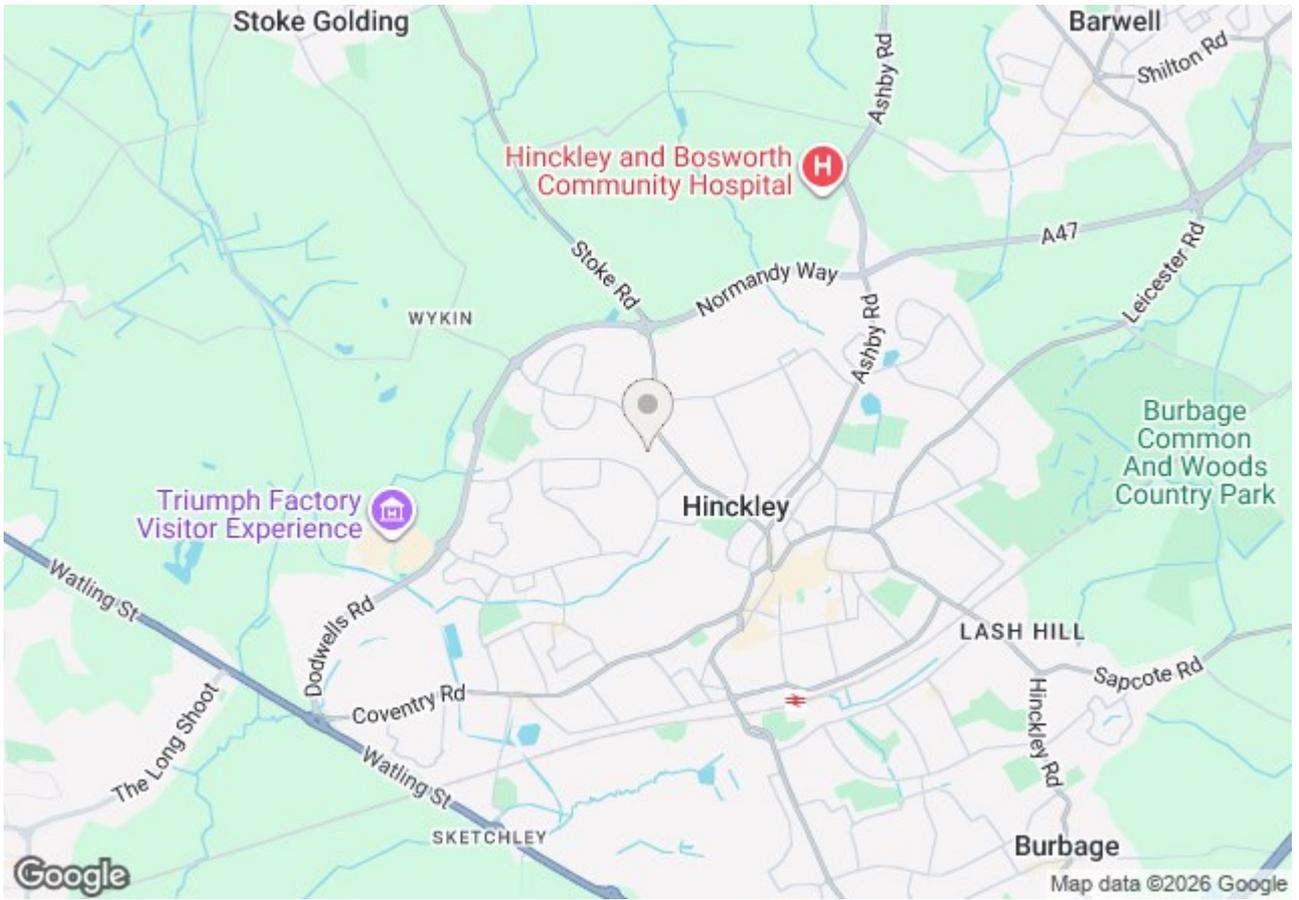


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>73</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	

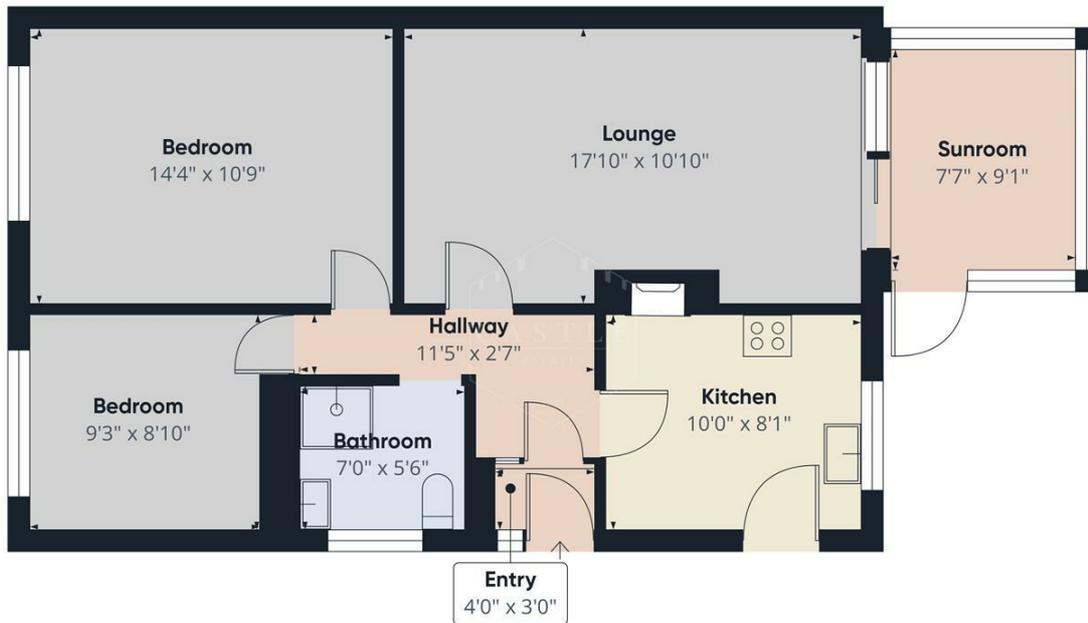
**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
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(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Approximate total area<sup>(1)</sup>  
690 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.

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

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