CASTLE ESTATES

1982

A SPACIOUS BRAND NEW TWO BEDROOMED PARK HOME STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION

**** FOR PERSONS OVER 55 ONLY ****



16, SPRINGFIELD PARK WYKIN ROAD
HINCKLEY LE10 0JA

No Onward Chain £120,000

- FOR PERSONS OVER 55 ONLY
- Spacious Lounge/Dining Room
- Family Bathroom
- French Doors Off Main Bedroom
- Ample Parking
- Large Plot With Mature Garden
- Contemporary Fitted Kitchen
- Two Double Bedrooms
- Easy To Maintain Gardens
- NO CHAIN - Renovated Park Home

CASTLE ESTATES 1982

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

This well presented and much improved park home offers a delightful retreat for those aged 55 and over.

The accommodation enjoys entrance vestibule to side leading into lovely kitchen, inner hall, attractive and spacious lounge/dining room, two good sized bedrooms, a shower room. Outside property has ample off road parking and a large wrap around mature garden.

Council Tax Band & Tenure

Living Room

11'3 x 19'9 (3.43m x 6.02m)
With upvc double glazed front door with further double glazed windows to front and side elevation, open living and dining area, two double panel central heating radiators, fireplace with surround, tv ariel point, fiited storage cabinet, carpeted.

Entrance Vestibule

with upvc double glazed front door to front elevation and double glazed windows, inner door leading into kitchen.

Inner Hallway

Freshly carpeted leading to all rooms in the property, airing cupboard with shelving.

Kitchen

11'1 x 9'8 (3.38m x 2.95m)
With contemporary fitted units including base units and drawers with fitted wall units, side door leading to outer porch, upvc double glazed window to side elevation, electric cooker with extractor hood, full tile splashback surround, appliance space for fridge freezer, plumbing for washing machine and further undercounter appliance space, double panel central heating radiator, wood effect laminate flooring.

Bedroom One

10'5 x 9'8 (3.18m x 2.95m)
With double glazed upvc French doors to rear elevation and frosted double glazed upvc window to side elevation, two fitted double wardrobes, double panel central heating radiator, carpeted.

Bedroom Two

12'1 x 9'8 (3.68m x 2.95m)
With upvc double glazed window to side elevation, double panel central heating radiator, carpeted.

Bathroom

5'5 x 6'5 (1.65m x 1.96m)
With double glazed frosted upvc window to side elevation, full tile surround, fitted bath with shower over, pedestal basin with hot and cold chrome taps, w/c, double panel central heating radiator, wood effect laminate flooring, large airing cupboard with fitted shelving and combination boiler.

Outside

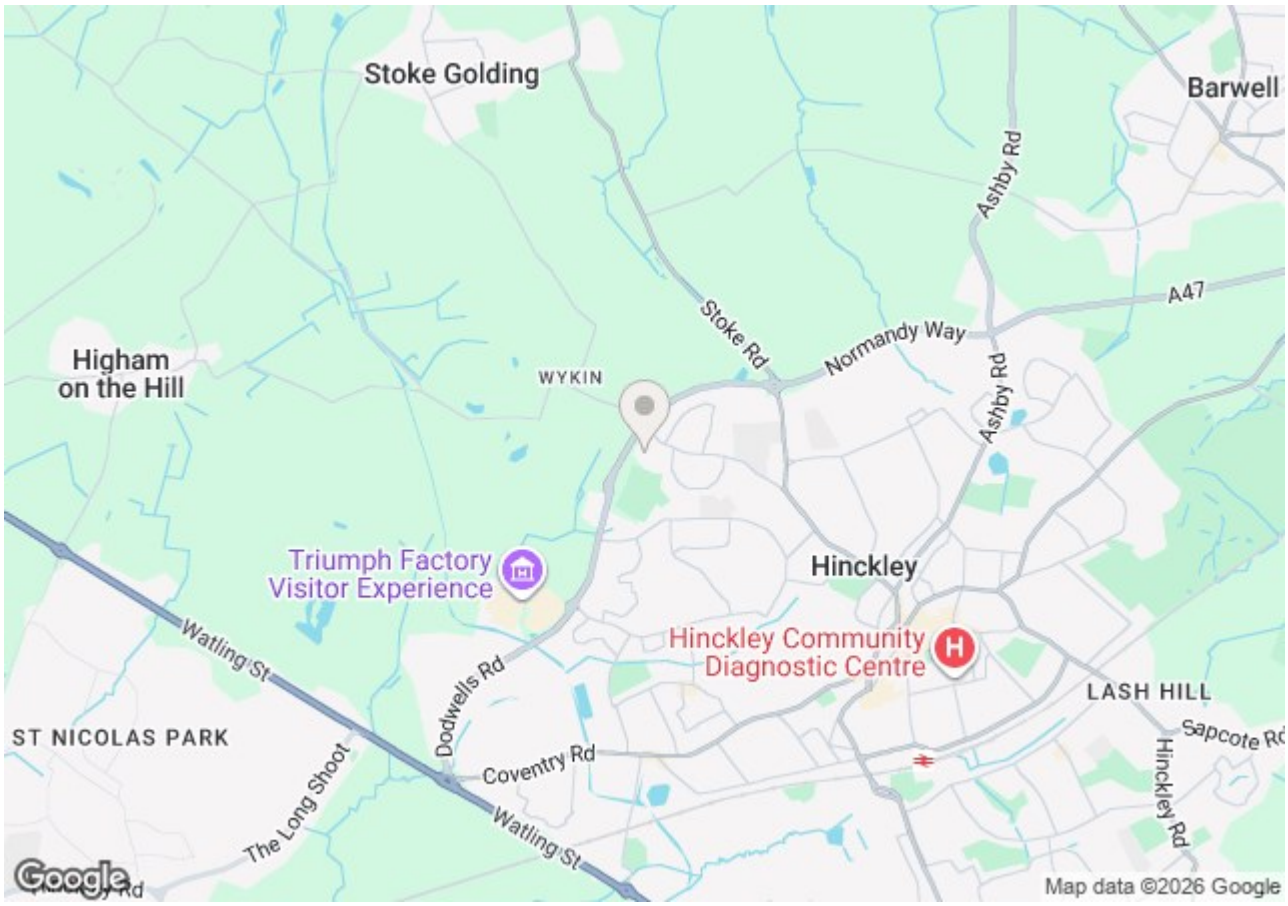
With block paved driveway to front of property providing ample parking for multiple vehicles, a large rear gardens surrounds the property with large mature lawn and two patio areas one to the rear off the main bedroom with French doors leading into the property, slabbed patio area to the side with fencing and trellis, gated side access.

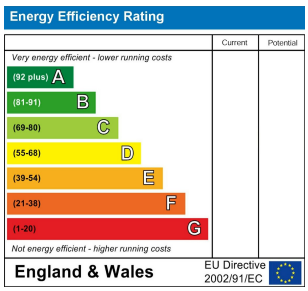
Energy Efficiency Rating

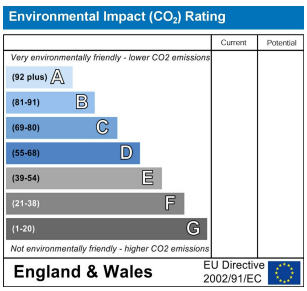
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

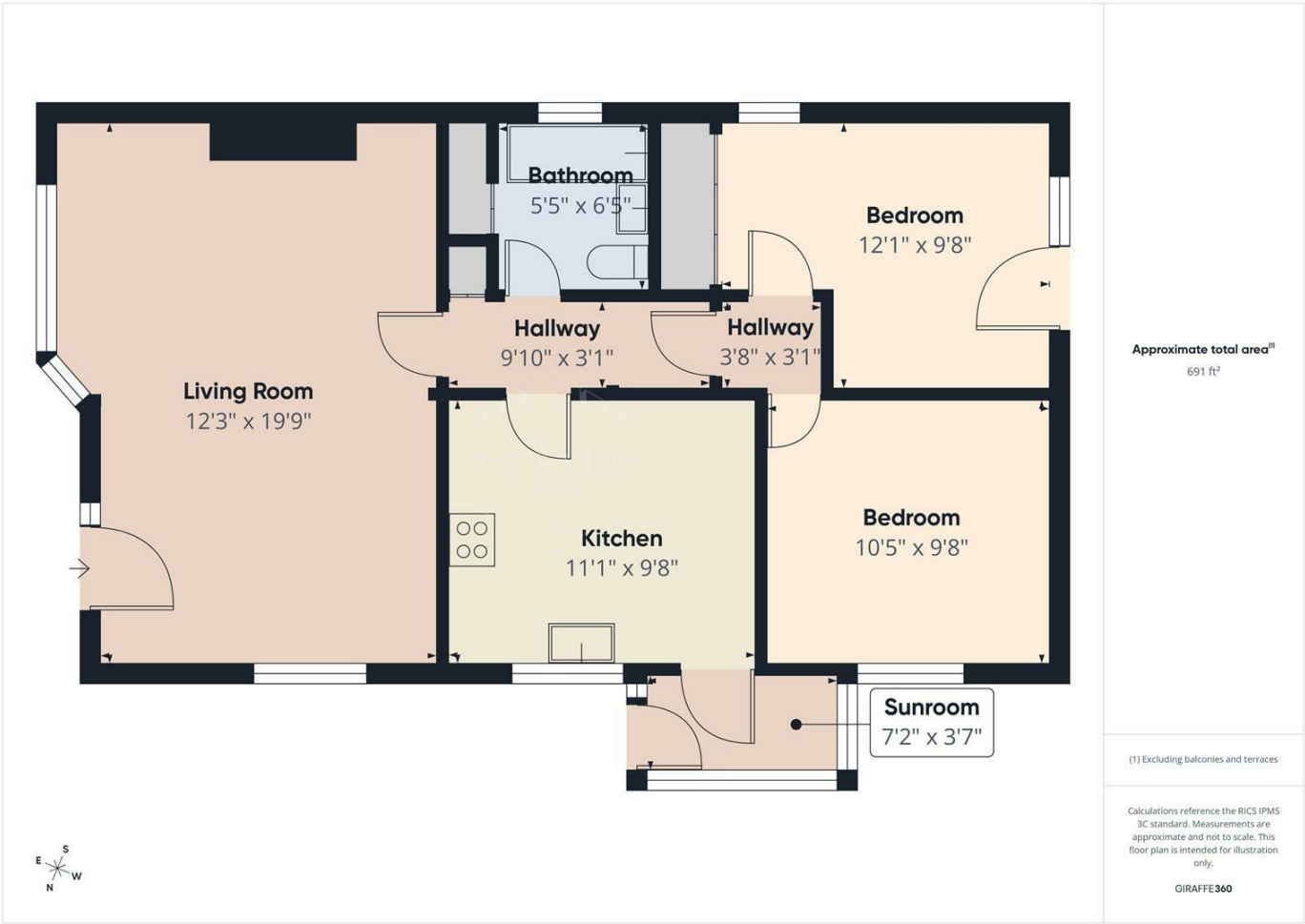
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower 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	




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 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


Bathroom
5'5" x 6'5"
Bedroom
12'1" x 9'8"
Hallway
9'10" x 3'1"
Hallway
3'8" x 3'1"
Living Room
12'3" x 19'9"
Kitchen
11'1" x 9'8"
Bedroom
10'5" x 9'8"
Sunroom
7'2" x 3'7"
E
S
N
W
Approximate total area(1)
691 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