

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A CORNER PLOT WITH DOUBLE GARAGE AND SIZEABLE OUTSIDE CABIN SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION**



**44 APPLEBEES WALK  
HINCKLEY LE10 0FW**

**Guide Price £460,000**

- Entrance Hall With Guest Cloakroom
- Attractive Lounge
- Superb Contemporary Living Kitchen
- Two Ensuites & Family Bathroom
- Well Tended Easy To Maintain Gardens
- Useful Ground Floor Study
- Separate Dining Room
- Four Good Sized Bedrooms
- Ample Parking & Double Garage
- Large Outside Cabin & Covered Veranda



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** Applebees Walk, Hinckley, this impressive detached house offers a perfect blend of modern living and spacious comfort. Built in 2005, the property spans an impressive 1,884 square feet, providing ample room for families or those who enjoy entertaining.

The accommodation boasts impressive entrance hall with guest cloakroom off, useful ground floor office, attractive lounge with French doors opening onto garden, separate dining room and a superb open plan living kitchen. To the first floor there are two bedrooms with ensuites, further two bedrooms and a family bathroom. Outside the property has ample off road parking and double garage. The gardens are easy to maintain and enjoys a lovely outside covered veranda and cabin.

It is situated in a popular residential location ideal for Hinckley Marina and Canal. Approximately one and half miles away from Hinckley town centre with its shops, schools and amenities. Commuting via the B4666 to the A5, A47 and M69 motorway junction makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

### VIEWING

By arrangement through the Agents.

### COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band E (Freehold).

### ENTRANCE HALL

10'10 x 7 (3.30m x 2.13m )

having composite front door, wood panelled walls to half height, wood effect flooring, central heating radiator and coved ceiling. Feature spindle balustraded 'dog leg' staircase to First Floor Landing and useful storage beneath.



## GUEST CLOAKROOM

4'10 x 3'8 (1.47m x 1.12m)

having low level w.c., pedestal wash hand basin, extractor fan, inset LED lighting and central heating radiator.





## OFFICE

6'10 x 6'5 (2.08m x 1.96m )

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





## LOUNGE

16'4 x 12'5 (4.98m x 3.78m )

having fireplace with beam over, coved ceiling, two central heating radiators, tv aerial point, two upvc double glazed windows and French doors opening onto Garden. Double doors to Hall.



## DINING ROOM

12'11 x 9'5 (3.94m x 2.87m )

having central heating radiator, wood effect flooring, coved ceiling and upvc double glazed window to front. Double doors to Open Plan Living Kitchen.



## OPEN PLAN LIVING KITCHEN

26'10 x 13'9 (8.18m x 4.19m )

KITCHEN AREA having an excellent range of contemporary fitted units including base unit, drawers and wall cupboards, contrasting Quartz work surfaces and ceramic tiled splashbacks, matching island unit with inset sink with mixer tap, built in rangemaster style cooker with gas hob, splashback and cooker hood over, integrated fridge fridge freezer, integrated dishwasher, built in microwave, central heating radiator and wood effect flooring.

LIVING AREA having feature log burner standing stone hearth with brick back, wood effect flooring, central heating radiator, tv aerial point, two sky lights, inset LED lighting and upvc double glazed Bi-Fold doors opening onto Garden.









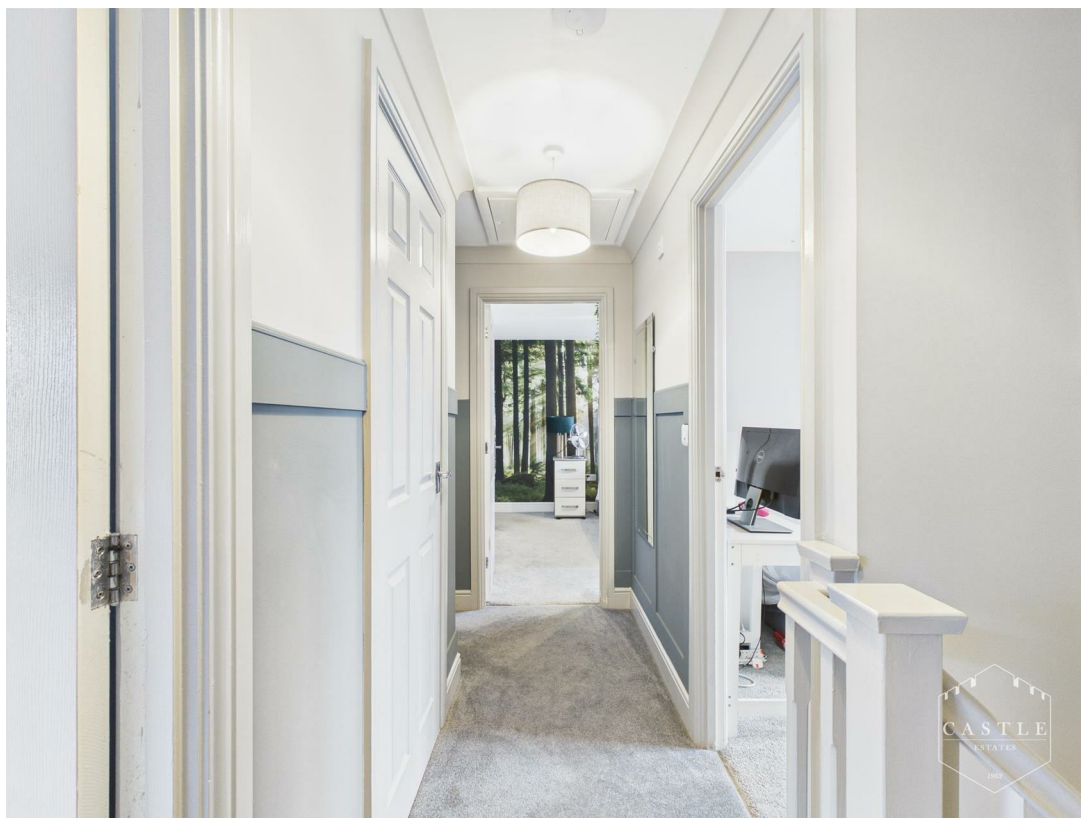




## FIRST FLOOR LANDING

10'9 x 3'3 (3.28m x 0.99m )

having spindle balustrading, wood panelled walls to half height and access to the roof space.

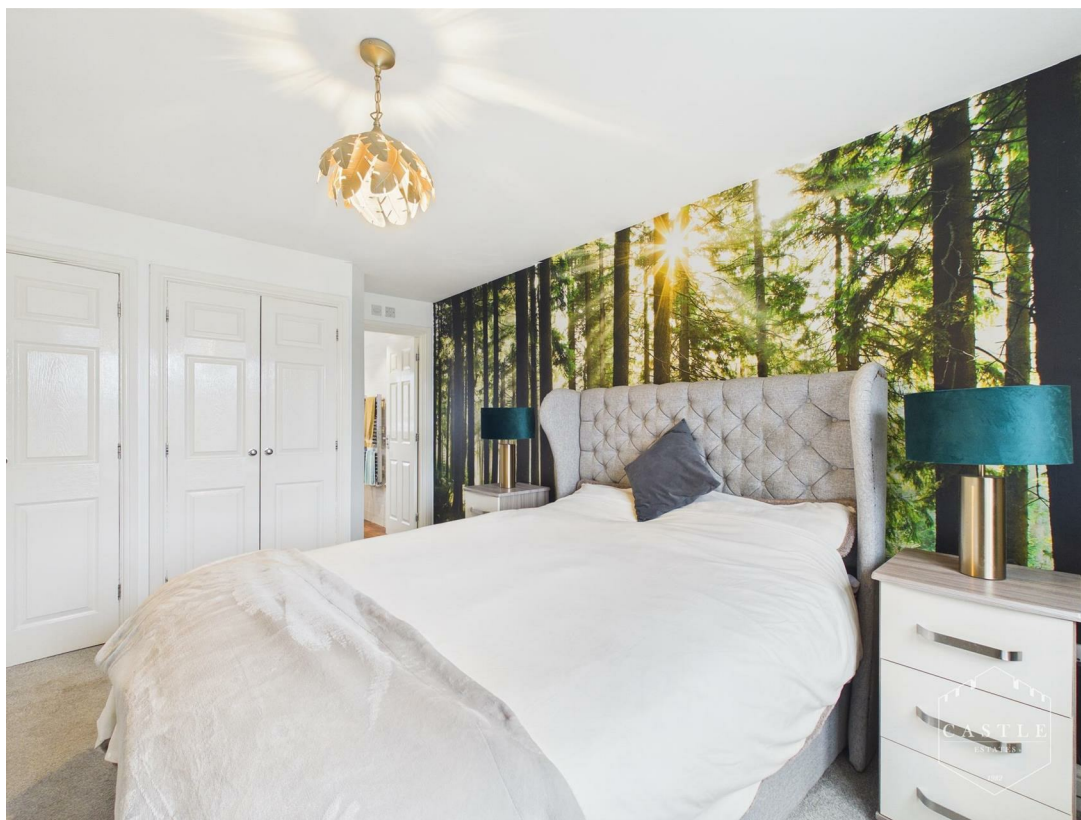
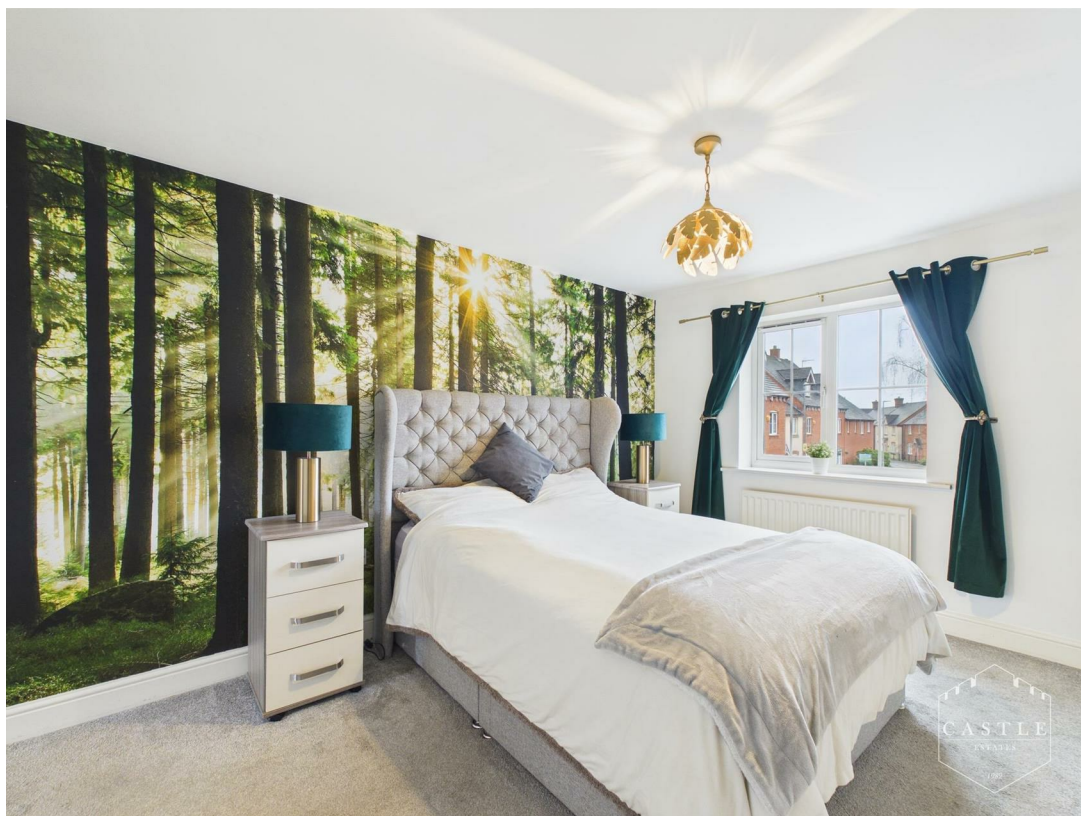




## MASTER BEDROOM

12'8 x 10'7 (3.86m x 3.23m)

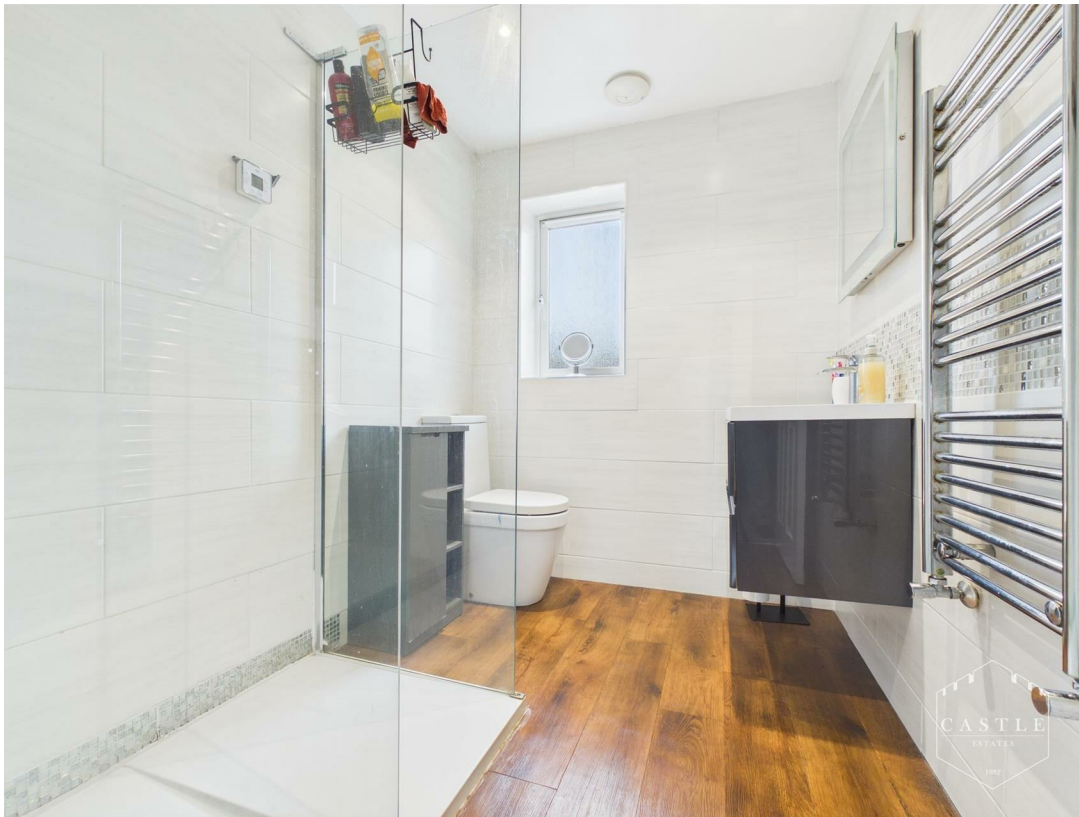
having built in wardrobes, tv aerial point and central heating radiator. Door to Ensuite Shower Room.



## ENSUITE SHOWER ROOM

8'6 x 5'10 (2.59m x 1.78m )

having double shower cubicle with handheld shower and rain shower over, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, wood effect flooring, ceramic tiled walls, inset LED lighting and upvc double glazed window with obscure glass.



## BEDROOM TWO

12'2 x 9'1 (3.71m x 2.77m )

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to rear.





## ENSUITE SHOWER ROOM

8'6 x 4 (2.59m x 1.22m)

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks, shaver point and upvc double glazed window with obscure glass.



### BEDROOM THREE

12'2 x 8'7 (3.71m x 2.62m )

having central heating radiator, tv aerial point and upvc double glazed window to front.



## BEDROOM FOUR

8'7 x 6'11 (2.62m x 2.11m)

having central heating radiator, tv aerial point and upvc double glazed window to front.





**FAMILY BATHROOM**

8'5 x 7'4 (2.57m x 2.24m )

having contemporary fitted suite including freestanding bath, separate shower cubicle with handheld shower and rain shower over, low level w.c., vanity unit with round wash hand basin, wood effect flooring, ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting and upvc double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access off Paddock Way to DOUBLE GARAGE (17'10 x 17'11) with two separate up and over doors, power, light and side personal door. Easy to maintain garden areas to front and side with wrought iron railings and pebbled areas. Pedestrian access to a fully enclosed rear garden with patio area, artificial lawn, raised flower beds and well fenced boundaries. COVERED VERANDA having feature panelling, log burning stove, power, light and double doors to CABIN (13'3 x 9'4) having pedestal wash hand basin, panelled walls. power and light.













OUTSIDE - COVERED VERANDA & CABIN

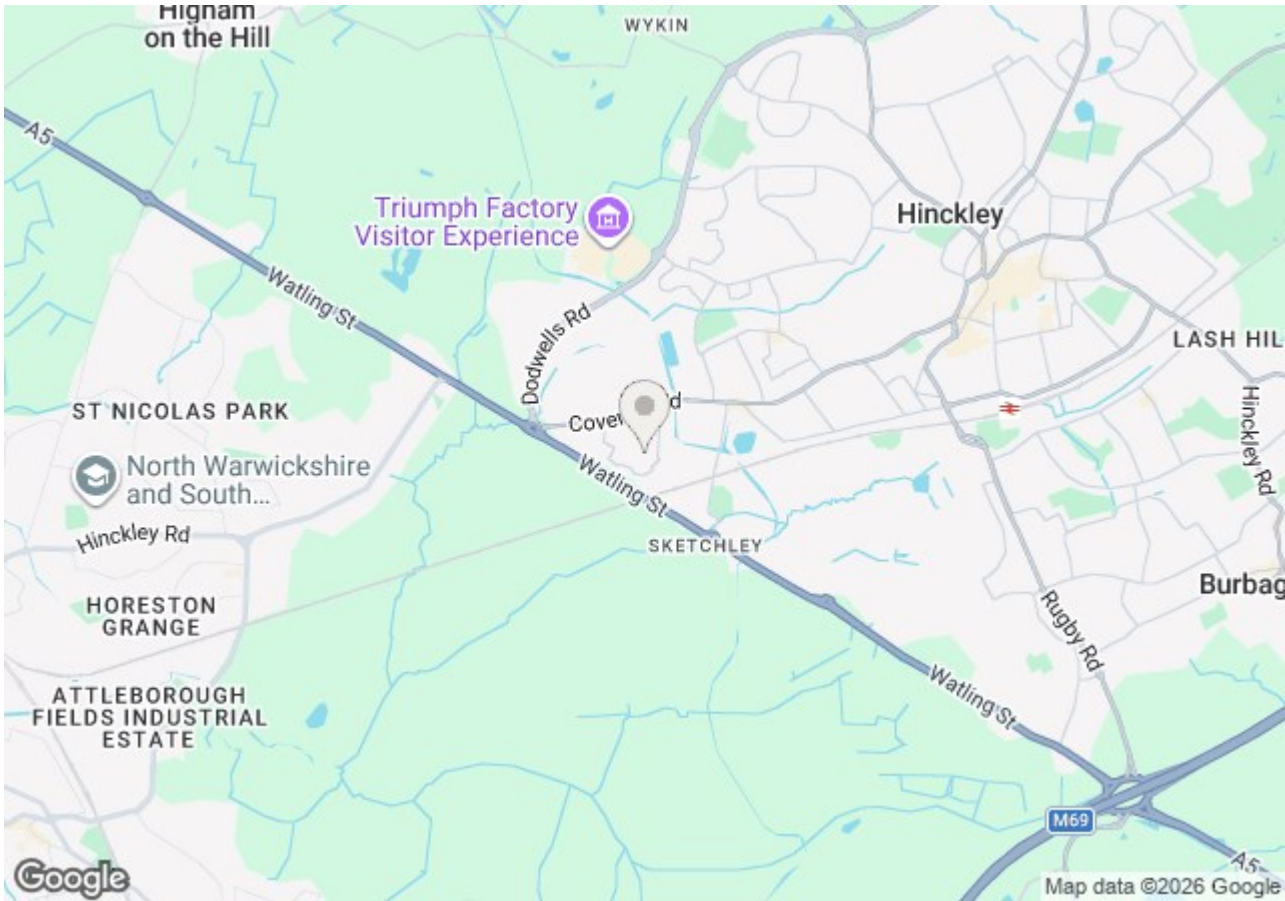
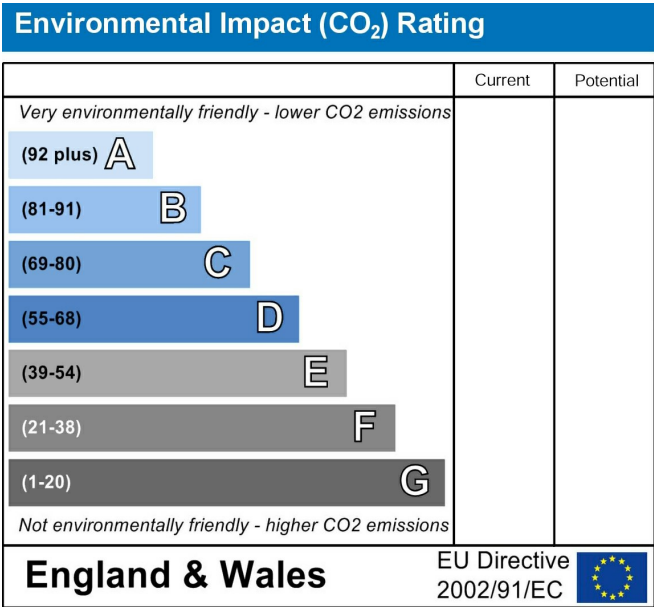
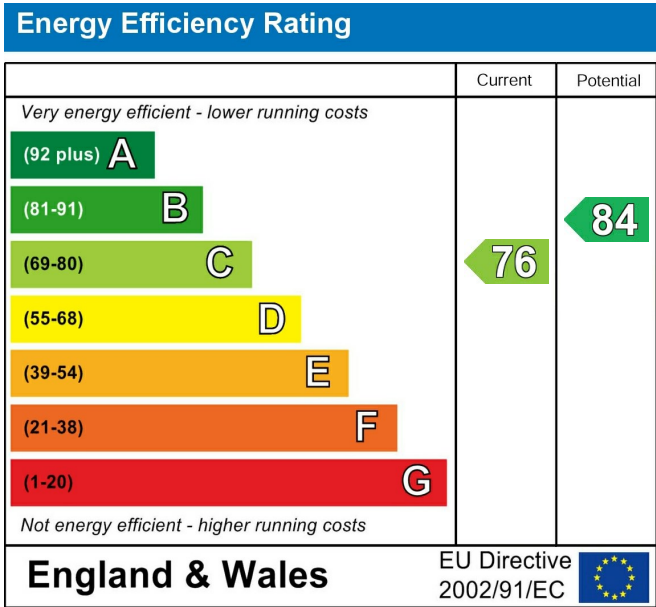












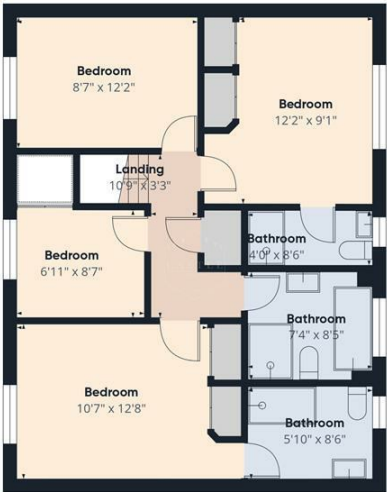


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
1986 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.

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

---