

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS THREE BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PLOT WITH AMPLE PARKING, DOUBLE GARAGE AND WELL TENDED GARDENS SITUATED IN A POPULAR AND CONVENIENT LOCATION

**** BEING SOLD BY AUCTION ****



**314C COVENTRY ROAD
HINCKLEY LE10 0NQ**

By Auction £300,000

- BEING SOLD BY AUCTION
- Well Fitted Kitchen & Utility Room
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Lawned South Facing Rear Garden
- Spacious L Shaped Lounge/Dining Room
- Large Sun Room
- Two Further Good Sized Bedrooms
- Ample Off Road Parking & Double Garage
- VIEWING ESSENTIAL



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www.castles-online.co.uk



**** BEING SOLD BY AUCTION **** This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Coventry Road, Hinckley - The accommodation enjoys entrance porch to hall, spacious lounge/dining room opening onto a large sun room, contemporary fitted kitchen, separate utility room, master bedroom with ensuite shower over, two further good sized bedrooms and a modern family bathroom.

One of the standout features of this property is the generous outside space with parking for numerous cars, double garage and mature rear garden.

The location on Coventry Road offers easy access to local amenities, schools, and transport links, making it an ideal choice for both families and professionals.

COUNCIL TAX BAND, TENURE & AUCTION

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

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ENTRANCE PORCH

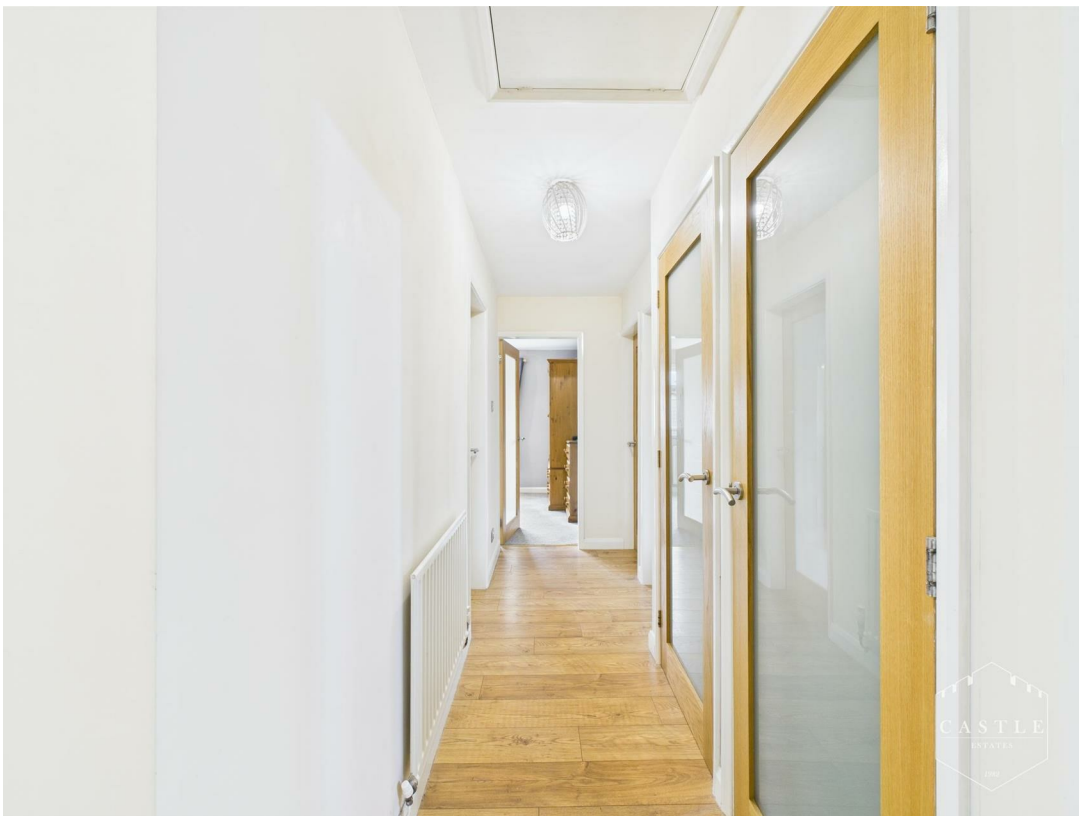
3'4 x 3'3 (1.02m x 0.99m)

having composite double glazed front door and window to side. Inner door to Hall

HALL

16'6 x 3'2 (5.03m x 0.97m)

having two central heating radiators, wood effect flooring and access to the part boarded roof space with drop down ladder.



LOUNGE/DINING ROOM - Lounge Area

16'11 x 16'10 (5.16m x 5.13m)

having inset feature fireplace, wall light points, half panelled walls to dado height, central heating radiator, upvc double glazed window to front and folding doors opening onto Sun Room. Step up to Dining Area having central heating radiator, half panelled walls to dado height and upvc double glazed window to side.





LOUNGE/DINING ROOM - Dining Area

11'4 x 9'7 (3.45m x 2.92m)

having central heating radiator, half panelled walls to dado height and upvc double glazed window to side.



SUN ROOM

24'4 x 9'6m (7.42m x 2.90m)

having two electric wall heaters, upvc double glazed windows and French doors opening onto garden.





KITCHEN

11 x 10'10 (3.35m x 3.30m)

having an excellent range of contemporary fitted units including base units, drawers and wall cupboards, matching Quartz work surface, upstand and splashbacks, inset stainless steel sink with mixer tap and drainer, built in double oven, five ring gas hob with splashbacks and cooker hood over, integrated fridge freezer, integrated dishwasher, feature cupboard under lighting and kick board lighting, central heating radiator, wood effect floor and upvc double glazed window to rear.



UTILITY ROOM

8 x 5'5 (2.44m x 1.65m)

having range of wall cupboards, matching work surface with space and plumbing beneath for washing machine, space for tumble dryer and fridge, wall mounted gas fired boiler for central heating and domestic hot water (installed November 2025), wood effect flooring and upvc double glazed door to rear garden.



MASTER BEDROOM

13'6 x 10'7 (4.11m x 3.23m)

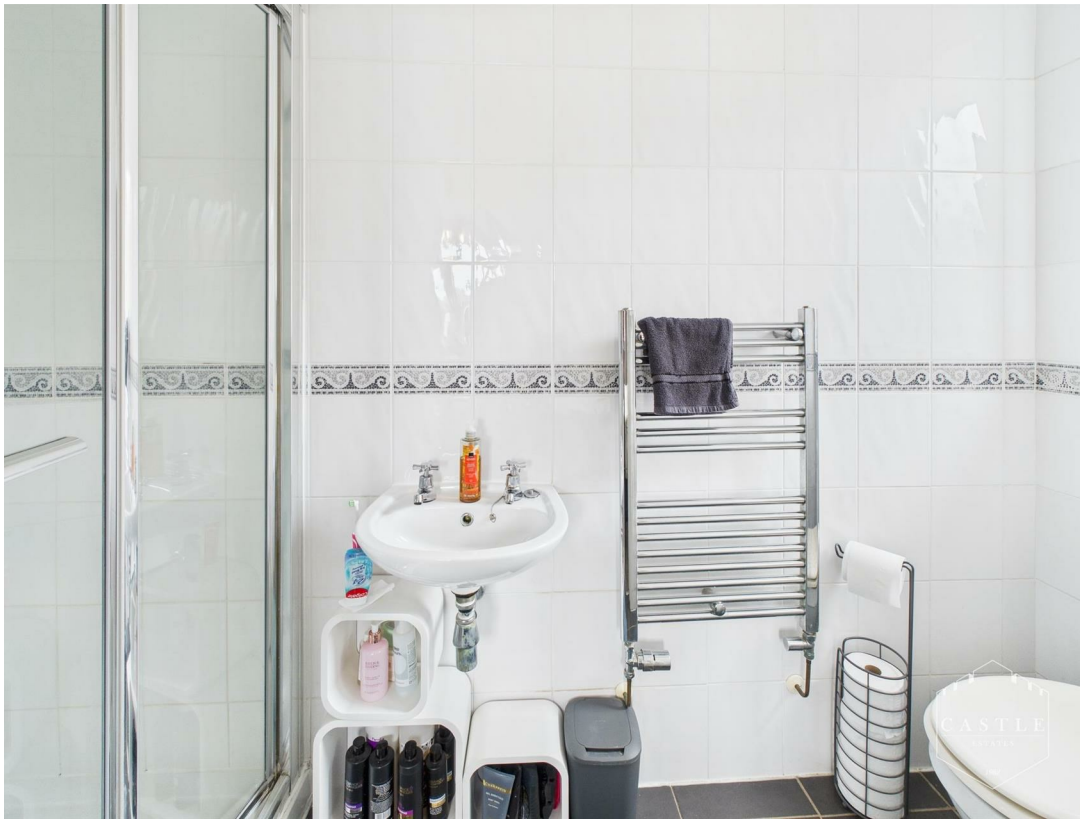
having central heating radiator, electric wall heater, tv aerial point and upvc double glazed window to side. Double doors to Ensuite Shower Room.



ENSUITE

9'2 x 2'10 (2.79m x 0.86m)

having fully cubicle with shower over, pedestal wash hand basin, low level w.c., chrome ladder style heated towel rail, ceramic tiled walls, extractor fan, inset LED lighting and upvc double glazed window with obscure glass.



BEDROOM TWO

10'4 x 8 (3.15m x 2.44m)

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



BEDROOM THREE

9'2 x 8'11 (2.79m x 2.72m)

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



BATHROOM

9'1 x 7'3 (2.77m x 2.21m)

having modern white suite including panelled bath with shower attachment, pedestal wash hand basin, low level w.c., ceramic tiled walls, inset LED lighting, chrome heated towel rail and upvc double glazed window with obscure glass to rear.

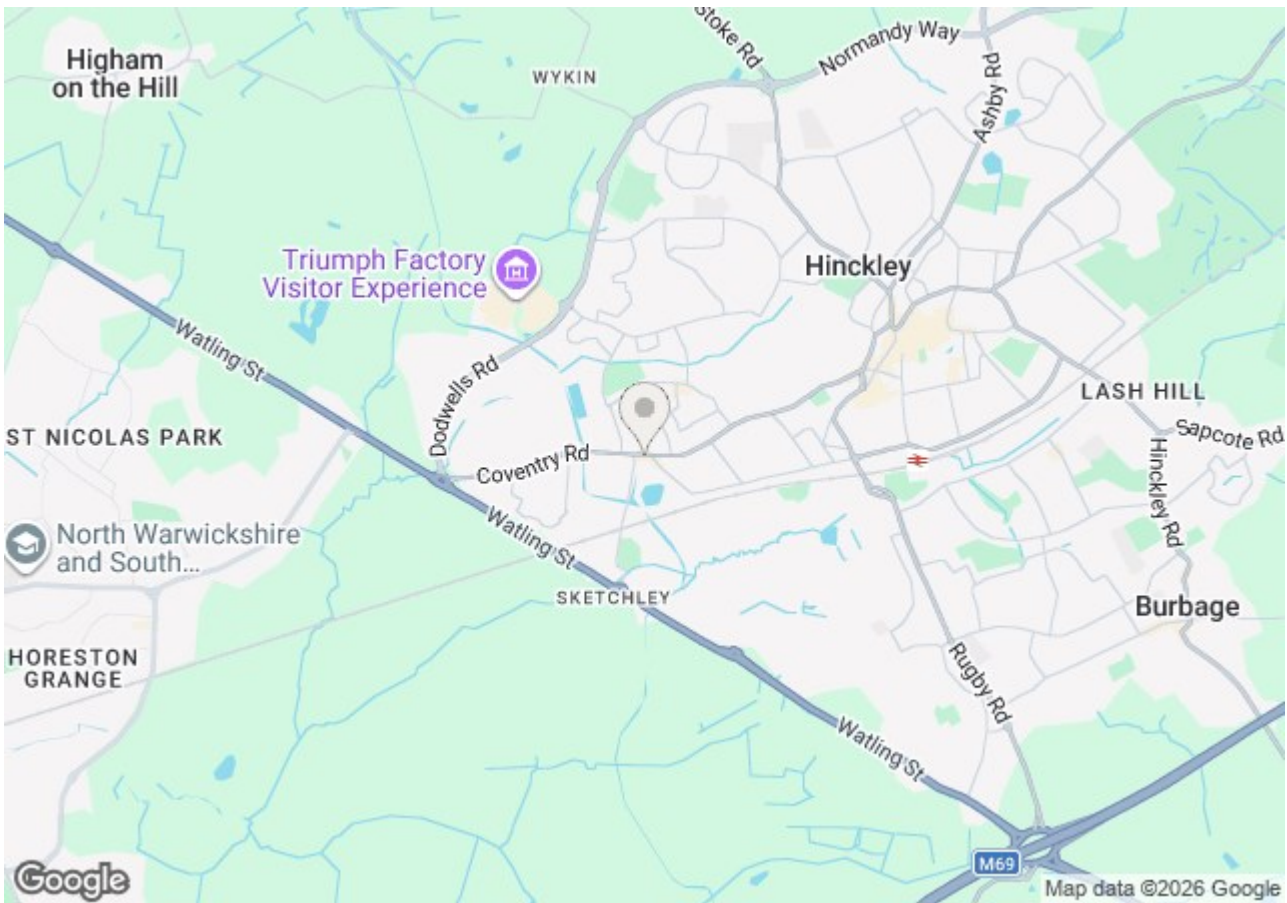
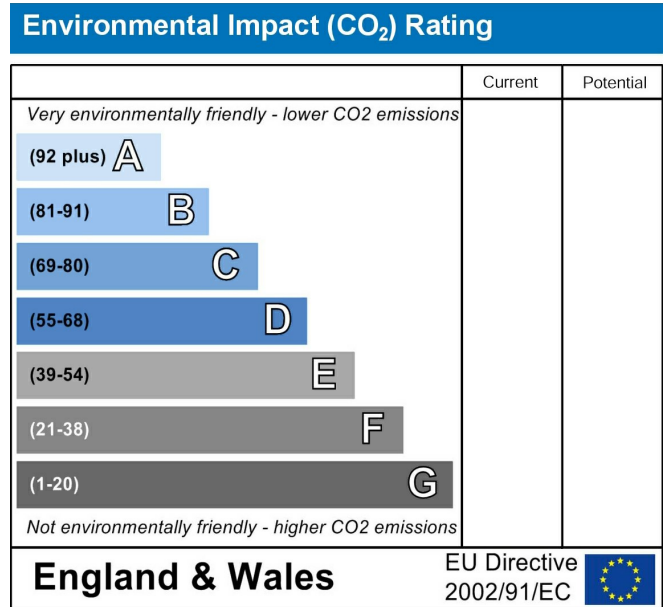
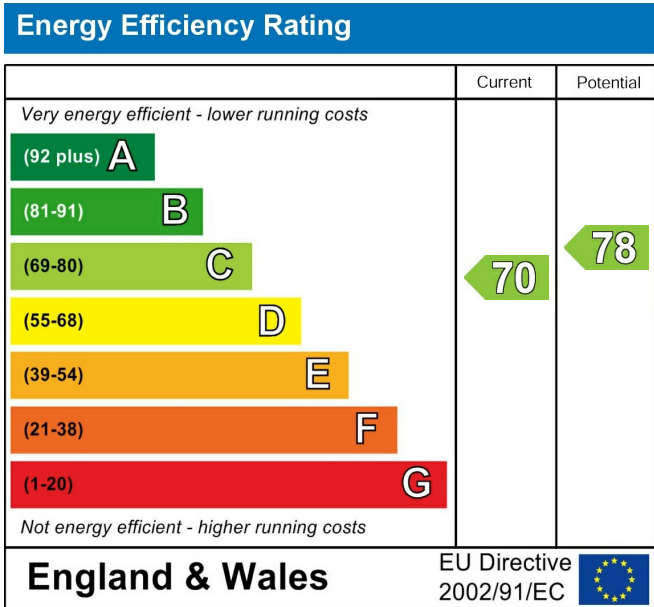


OUTSIDE

There is direct vehicular access through electric gates leading to ample off road parking over a block paved driveway for numerous cars. Good sized pebbled foregarden and further area with DOUBLE GARAGE (20ft x 18ft) having two separate doors, power and light. Pedestrian access to a rear garden with block paving, lawn, well fenced boundaries. South facing overlooking a lake.

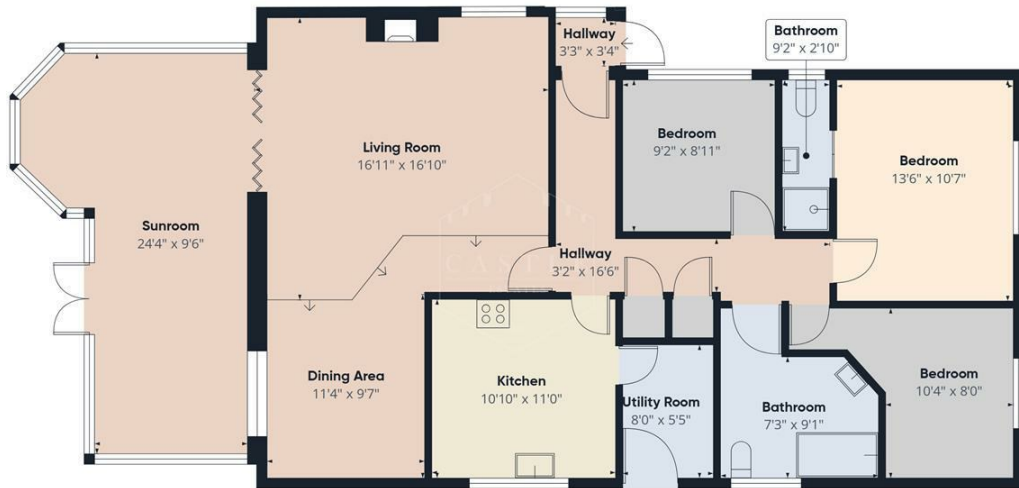






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	70 78

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



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1782 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.

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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
