

# CASTLE ESTATES

1982

**AN AMAZING THREE BEDROOM DETACHED PROPERTY SITUATED ON AN GREAT SIZE PLOT WITH LARGE GARDENS TO FRONT AND REAR OFFERING THE POTENTIAL TO CREATE THE PERFECT FAMILY HOME.**



**54 LEICESTER ROAD  
HINCKLEY LE10 1LT**

**Offers In The Region Of £495,000**

- Amazing Plot
- Sought After Location
- Garage
- Three Well Proportioned Bedrooms
- Laundry Room & Downstairs W/C
- Potential To Extend (SSTP)
- Ample Off Road Parking
- Lawned Gardens To Front And Rear
- Two Reception Rooms
- Recently Fitted Decked Patio Areas



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Situated on the desirable Leicester Road in Hinckley, this charming three-bedroom detached house presents an excellent opportunity for families and individuals alike. The property boasts a generous front and rear garden, providing ample outdoor space for relaxation, gardening, or entertaining guests.

With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community. The house offers potential for extension, subject to planning permission, allowing you to tailor the space to your specific needs and preferences.

This property is perfect for those looking to create their dream home in a sought-after area. Don't miss the chance to explore the possibilities that this delightful home has to offer.

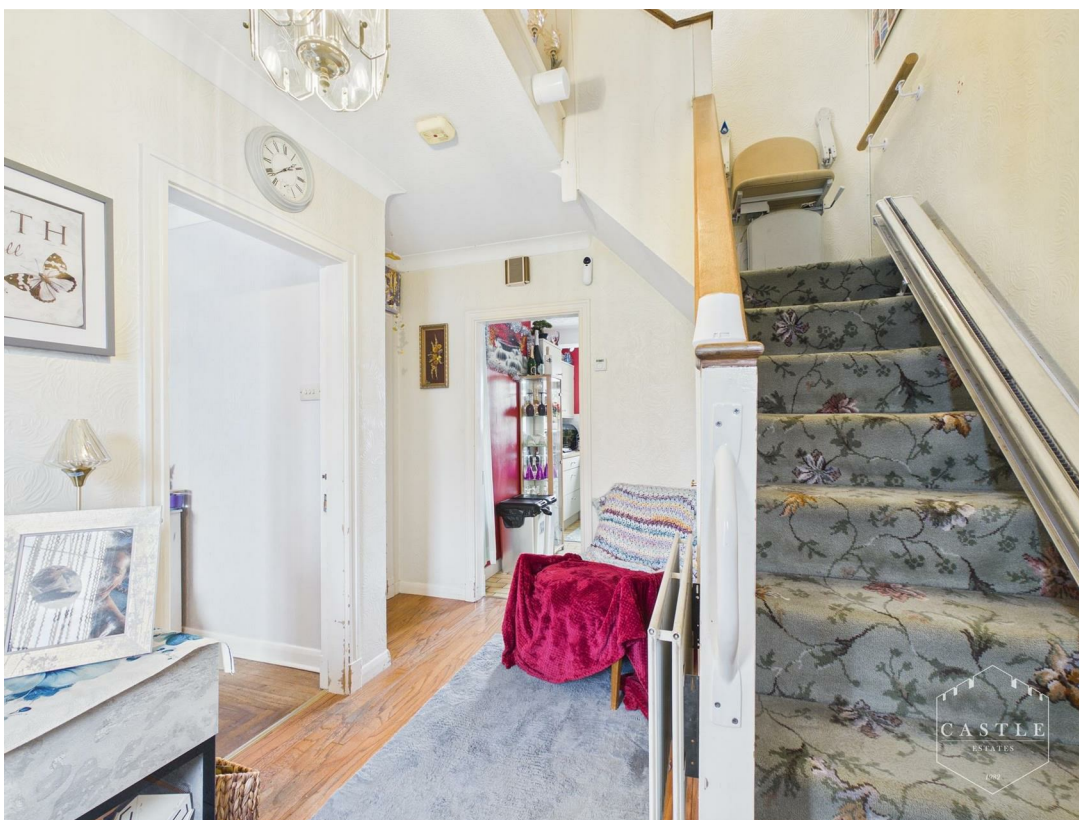
### Council Tax Band & Tenure

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

### Hallway

11'5" x 8'7" (3.48m x 2.64m)

Upvc front door and window to front elevation, double panel central heating, with understairs storage cupboard, open staircase leading to first floor, wood flooring.



## Living room

12'1 x 12'9 (3.68m x 3.89m)

To the front elevation with large upvc window, double panel central heating radiator, electric fireplace, wood flooring, tv ariel point.



**Dining room**

12'0" x 10'9" (3.68m x 3.30m)

To the rear elevation with sliding doors to rear garden, laminate flooring, central heating radiator, tv ariel points, feature fireplace.



## Kitchen

11'6" x 9'10" (3.53m x 3.00m)

To the rear elevation with large upvc window looking into the garden, upvc side door leading to side access to front and rear, contemporary base and wall units with wooden worktop, fitted double oven with fitted microwave, four burner gas hob with extractor fan and stainless steel splashback, tile splashback to rest of kitchen, integrated dishwasher, single panel central heating radiator.





### Laundry Room

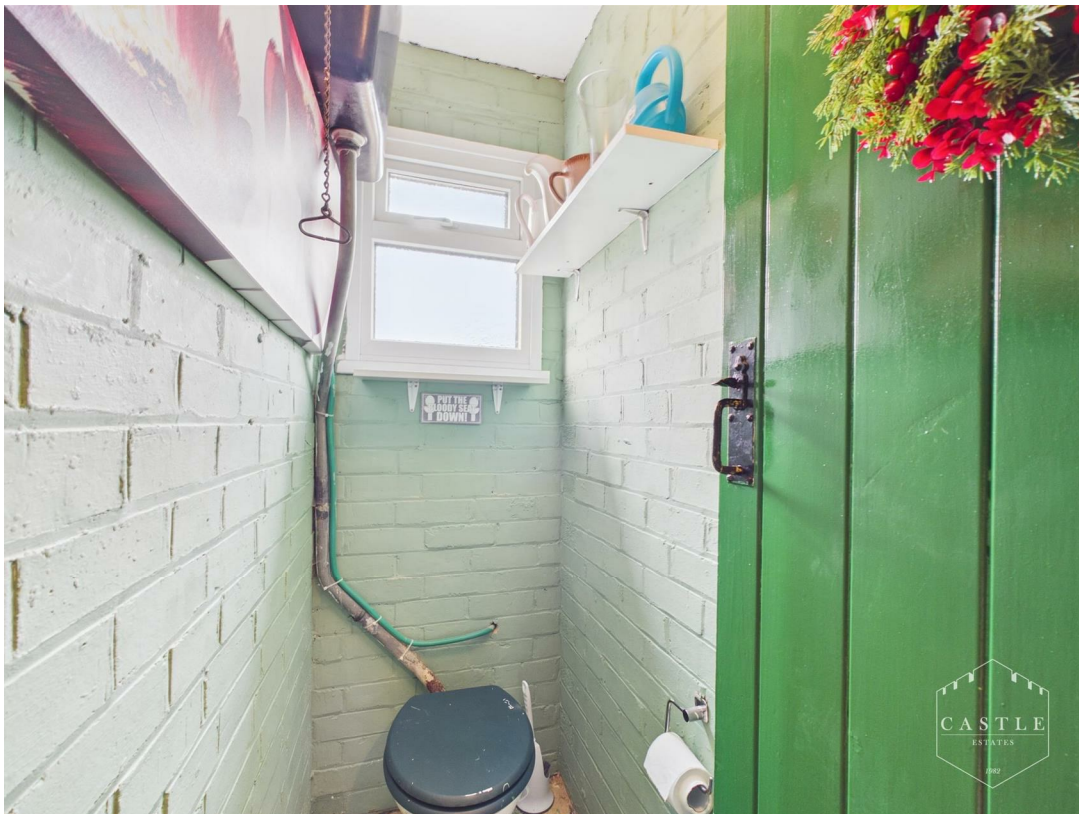
4'11" x 2'7" (1.50m x 0.79m)

With upvc window to rear elevation, plumbing for washing machine.

**W/C**

5'8" x 2'7" (1.73m x 0.81m)

With frosted upvc window to rear elevation, tile flooring, fitted w/c



**Landing**

Open landing with window to side elevation, carpeted, access to all three bedrooms and family bathroom, loft access.



## Bedroom One

12'2" x 12'7" (3.73m x 3.86m)

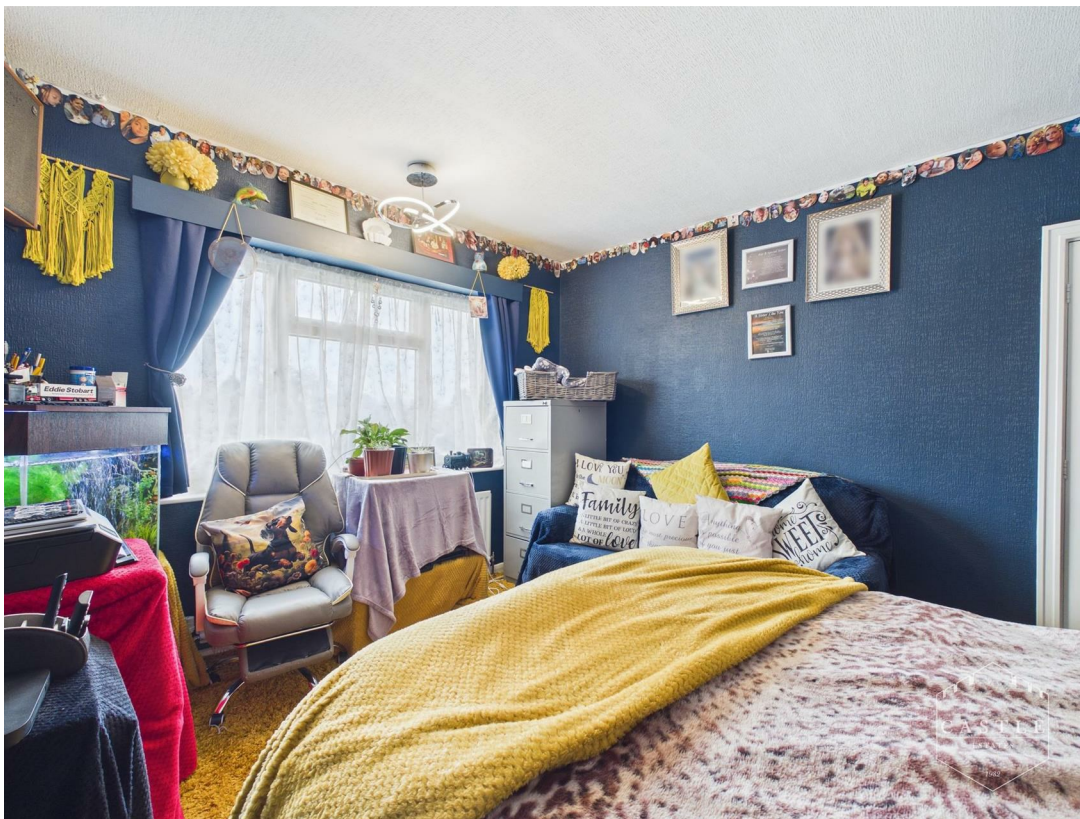
To the front elevation with large upvc window, wood flooring, fitted wardrobes with dressing table, tv ariel point, central heating radiator.



## Bedroom Two

12'5" x 11'3" (3.81m x 3.43m)

To the rear elevation with large upvc window, tv ariel point, central heating radiator, carpeted flooring.



### Bedroom Three

6'5" x 10'5" (1.96m x 3.18m)

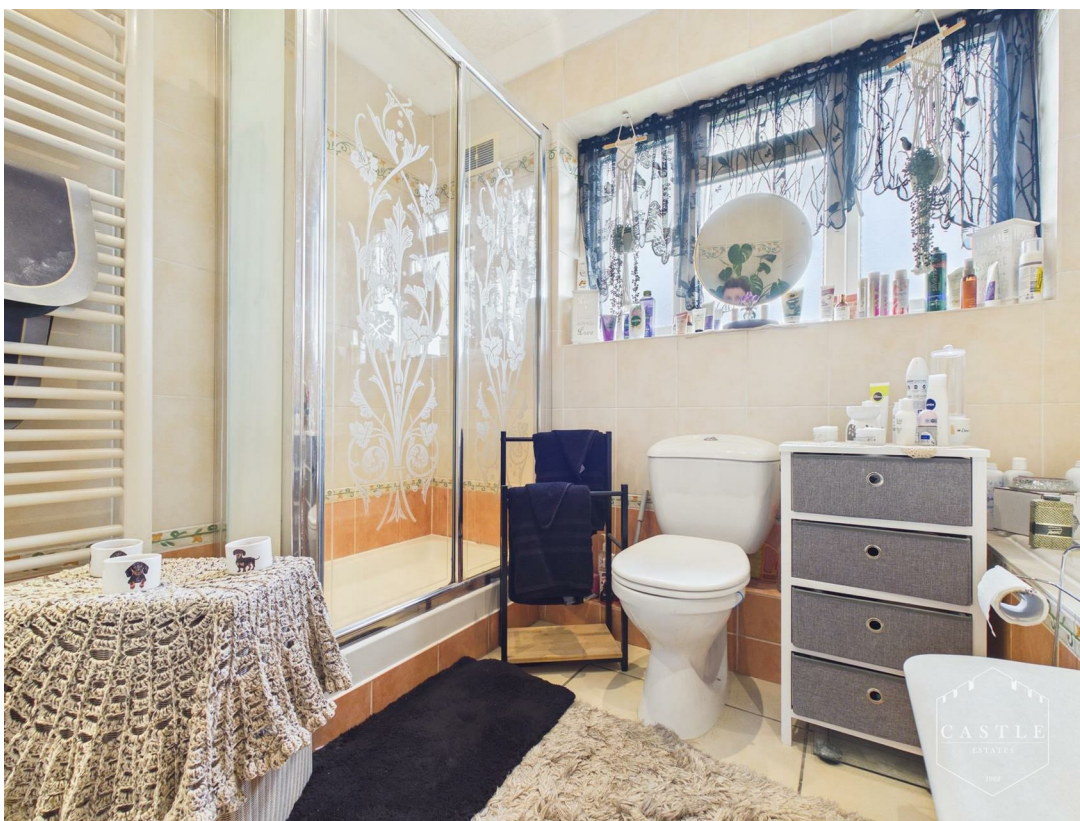
To the front elevation with large upvc front window, central heating radiator, carpeted, tv ariel point.



## Family Bathroom

8'7" x 9'10" (2.64m x 3.02m)

To the rear elevation with frosted upvc window, airing cupboard with fitted storage, pedestal basin with mixer taps, fitted jacuzzi bath, full tile surround and tile flooring, large walk in shower, vertical towel rail, fitted w/c.



## Boiler Room

6'5" x 3'2" (1.96m x 0.97m)

Outbuilding with newly fitted combination boiler.

## Outside


To the front elevation is a large mature lawned front garden with parking for up to four cars and well established shrubbery, single garage (15'11,8'8) with electric roller door, power and lighting and rear door to side access, the rear garden sits on a large plots with multiple decking patio areas, well established lawn with summerhouse and shed.






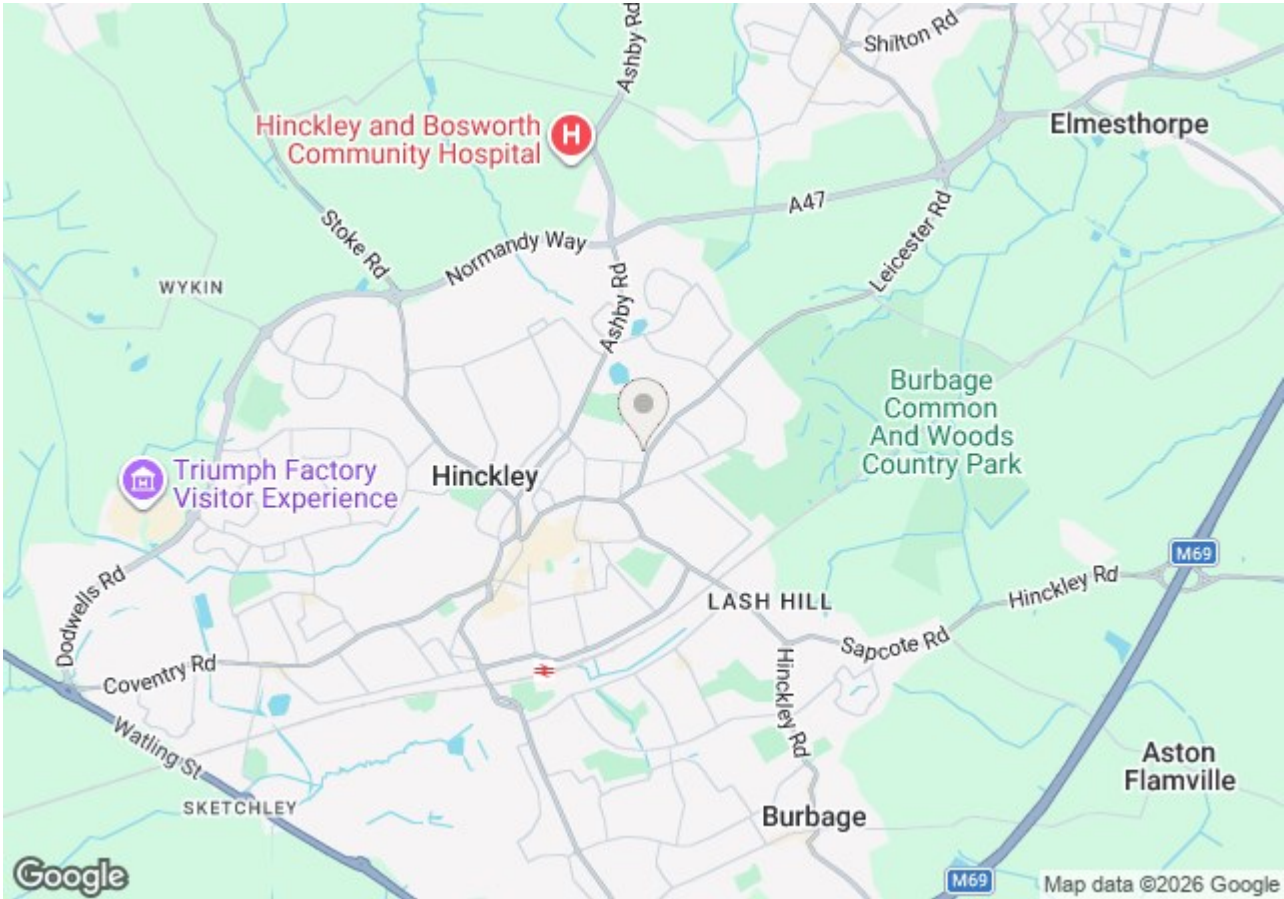


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>77</b>
(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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(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Approximate total area<sup>(1)</sup>  
1037 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.

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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

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