

CASTLE ESTATES

1982

****NO CHAIN** A FULL OF CHARACTER COTTAGE STYLE THREE BEDROOMED PROPERTY WITH AMPLE PARKING, DOUBLE GARAGE AND PRIVATE GARDENS WITH OPEN VIEWS TO REAR SITUATED IN A MOST POPULAR VILLAGE LOCATION**



**107 LEICESTER ROAD
WOLVEY LE10 3HJ**

Price £325,000

- NO CHAIN
- Spacious Cottage Style Dining Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Private Well Tended Garden With Garden Room
- Full Of Character Lounge
- Sun Room
- Family Bathroom & Separate Shower Room
- Double Garage
- Unspoilt Views To Rear



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



Nestled in the charming village of Wolvey, this delightful property on Leicester Road offers a unique opportunity for those seeking a home full of character. The residence boasts unspoilt views to the rear, allowing you to enjoy the serene beauty of the surrounding countryside right from your own garden.

Wolvey is a popular village known for its friendly community and picturesque surroundings, making it an ideal location for families and individuals alike. The property's character is evident throughout, providing a warm and inviting atmosphere that is sure to make you feel at home.

With its appealing features and stunning views, this property is perfect for anyone looking to embrace a tranquil lifestyle while still being conveniently located near local amenities. Whether you are a first-time buyer or looking to settle down in a peaceful village, this home presents a wonderful opportunity to create lasting memories in a beautiful setting.

Do not miss the chance to explore this enchanting property and experience the charm of village life in Wolvey.

COUNCIL TAX BAND & TENURE

Rugby Council - Band C (Freehold).

LAUNDRY ROOM

11'0" x 3'10" (3.37m x 1.18m)

having upvc double glazed front door with coloured leaded lights, two upvc double glazed windows, quarry tiled flooring and feature stone pillars opening through to Lounge.



GUEST CLOAKROOM

4'2" x 2'10" (1.28m x 0.87m)

having high level w.c., wash hand basin, half panelled walls and upvc double glazed window with obscure glass.



INNER HALL

11'7" x 4'9" (3.54m x 1.46m)

having wood effect flooring and central heating radiator. Feature spindle balustraded staircase to First Floor Landing.



DINING KITCHEN

17'2" x 10'7" (5.24m x 3.24m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap and ceramic tiled splashbacks, under stair walk in pantry, space for cooker, space for fridge and freezer, feature beam, central heating radiator, two double glazed windows and door to Sun Room.





SUN ROOM

10'8" x 9'4" (3.26m x 2.85m)

having central heating radiator, polycarbonate roof, upvc double glazed windows with coloured leaded lights and upvc double glazed French doors opening onto Garden.

LOUNGE

22'5" x 9'9" (6.84m x 2.99m)

having feature fireplace with log burning stove, beamed ceiling, tv aerial point, central heating radiator, storage heater, wall light points and two upvc double glazed windows to front.

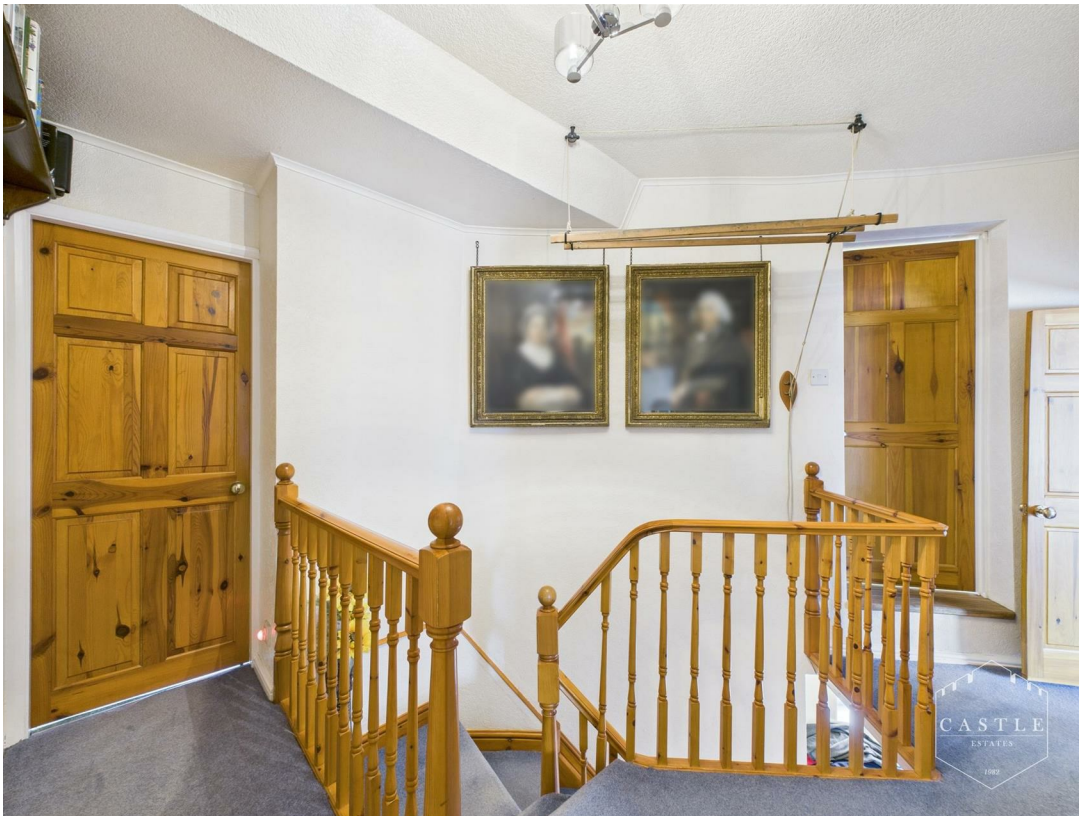




FIRST FLOOR LANDING

12'7" x 10'3" (3.84m x 3.14m)

having spindle balustraded landing, built in storage cupboard, access to the boarded roof space with drop down ladder and velux window.



BEDROOM ONE

9'10" x 9'10" (3.01m x 3.02m)

having feature exposed brickwork and beam, wood flooring, central heating radiator and upvc double glazed window.



BEDROOM TWO

9'10" x 11'9" (3.01m x 3.60m)

having central heating radiator, two upvc double glazed windows.



BEDROOM THREE

17'0" x 6'7" (5.20m x 2.03m)

having central heating radiator, velux roof light and upvc double glazed window.



BATHROOM

7'8" x 7'4" (2.36m x 2.25m)

having P ended panelled bath with shower over, low level w.c., pedestal wash hand basin, half panelled walls, chrome heated towel rail, gas fired boiler for central heating and domestic hot water and upvc double glazed window with obscure glass.



SHOWER ROOM

9'8" x 2'9" (2.95m x 0.86m)

having shower cubicle with shower over, vanity unit with wash hand basin, solid oak flooring, beamed ceiling and feature stained glass window.



OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars. Rear access to a DOUBLE GARAGE (5.06m x 4.34m). A fully enclosed private rear garden with lawn, an array of mature trees, flowers and shrubs. COAL STORE and GARDEN ROOM with electricity and insulation (4.79m x 2.64m). Open views to rear.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

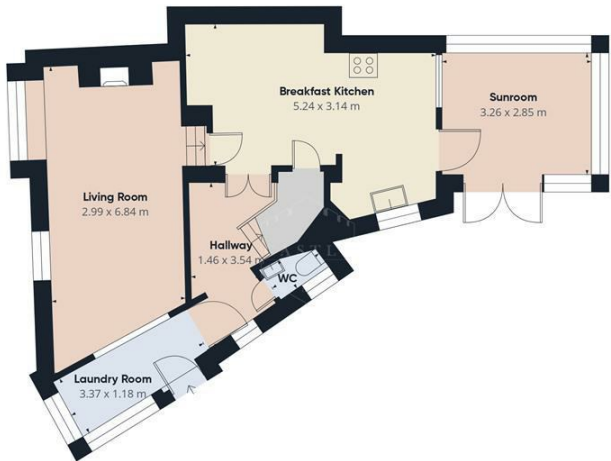
Environmental Impact (CO₂) Rating

	Current	Potential
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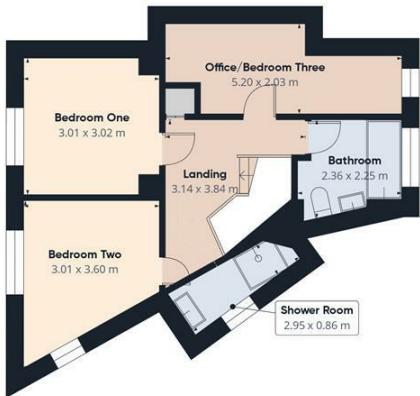


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Floor 0 Building 1



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Coal House
0.98 x 1.71 m

Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area⁽¹⁾
130.7 m²

(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
