

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PARKING AND GARAGE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



**15 WESTFIELD ROAD
HINCKLEY LE10 0QN**

Offers In The Region Of £200,000

- NO CHAIN - IN NEED OF SOME MODERNISATION
- Lounge To front
- Good Sized Kitchen
- Three Good Sized Bedrooms
- Off Road Parking & Detached Garage
- Entrance Vestibule Leading To Hall
- Inner Hall With Separate W.C.
- Upvc Double Glazed Sun Room
- Family Bathroom
- Easy To Maintain Gardens Front & Rear



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**** NO CHAIN - IN NEED OF SOME MODERNISATION **** This well appointed semi detached family residence enjoys the benefit of off road parking, detached garage and easy to maintain gardens. Viewing is essential.

The accommodation boasts entrance vestibule leading to hall, lounge to front, inner hall with separate w.c., well fitted dining kitchen and useful sun room to rear. To the first floor there are three good sized bedrooms and a family bathroom.

It is situated in a popular and convenient residential location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

9'1" x 2'11" (2.78m x 0.91m)

having upvc double glazed front door with leaded lights and staircase to the First Floor Landing. Archway to Hall.

HALL

10'10" x 5'2" (3.31m x 1.59m)

having central heating radiator, coved ceiling with ceiling rose and decorative sliding doors opening onto Lounge.





LOUNGE

11'5" x 10'10" (3.49m x 3.32m)

having feature fireplace with inset fire, tv aerial point, wall light points, central heating radiator, coved ceiling with ceiling rose and double glazed bow window with leaded lights to front.



INNER HALL

10'5" x 2'10" (3.20m x 0.88m)

having wooden panelled walls, built in storage area and central heating radiator.

SEPARATE W.C.

5'5" x 2'7" (1.66m x 0.79m)

having low level w.c., vanity unit with wash hand basin, fully tiled walls and window with leaded light obscure glass.



DINING KITCHEN

13'8" x 10'3" (4.18m x 3.14m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces, inset sink with mixer tap and ceramic tiled splashbacks, built in double oven and grill, gas hob with cooker hood over, space for fridge freezer, space and plumbing for washing machine, inset ceiling lighting, central heating radiator, wood panelled wall and double glazed window with leaded lights to rear.





SUN ROOM

7'6" x 5'10" (2.31m x 1.80m)

having polycarbonate roof, upvc double glazed base panels, upvc double glazed windows and door opening onto garden.





FIRST FLOOR LANDING

having access to the roof space and built in storage cupboard over the stairs.

BEDROOM ONE

11'2" x 10'4" (3.42m x 3.16m)

having covered ceiling, central heating radiator and double glazed window with leaded lights to rear.

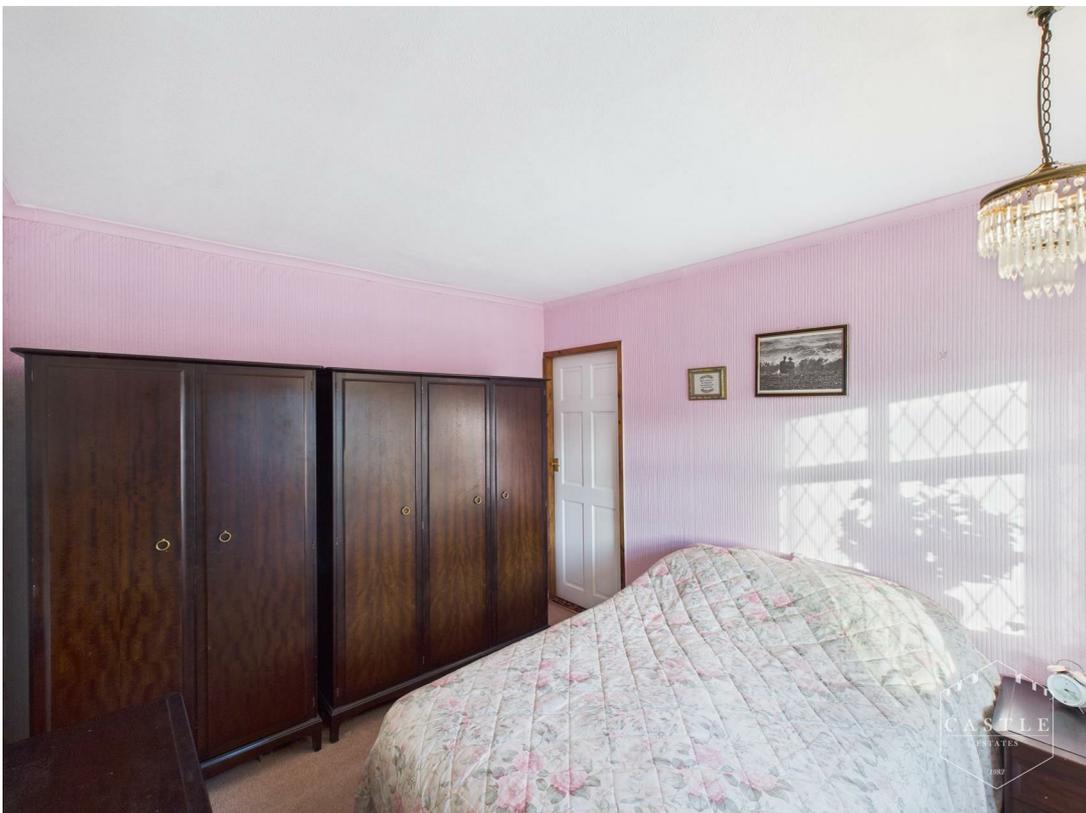




BEDROOM TWO

10'10" x 9'7" (3.32m x 2.94m)

having coved ceiling, central heating radiator and double glazed window with leaded lights to front.





BEDROOM THREE

7'11" x 6'11" (2.43m x 2.11m)

having built in cupboards, central heating radiator and double glazed window with leaded lights to front. WALK IN UNDERSTAIRS STORAGE (0.93m x 0.88m).





FAMILY BATHROOM

8'5" x 7'1" (2.58m x 2.17m)

having panelled bath, shower cubicle, vanity unit with wash hand basin, low level w.c., fully tiled walls, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator and double glazed window with leaded light obscure glass.





OUTSIDE

A hard landscaped foregarden. Direct vehicular access over a shared block paved driveway leading to parking and DETACHED GARAGE with up and over door. Side gate to a fully enclosed hard landscaped rear garden with seating area, mature shrubs and well fenced boundaries.



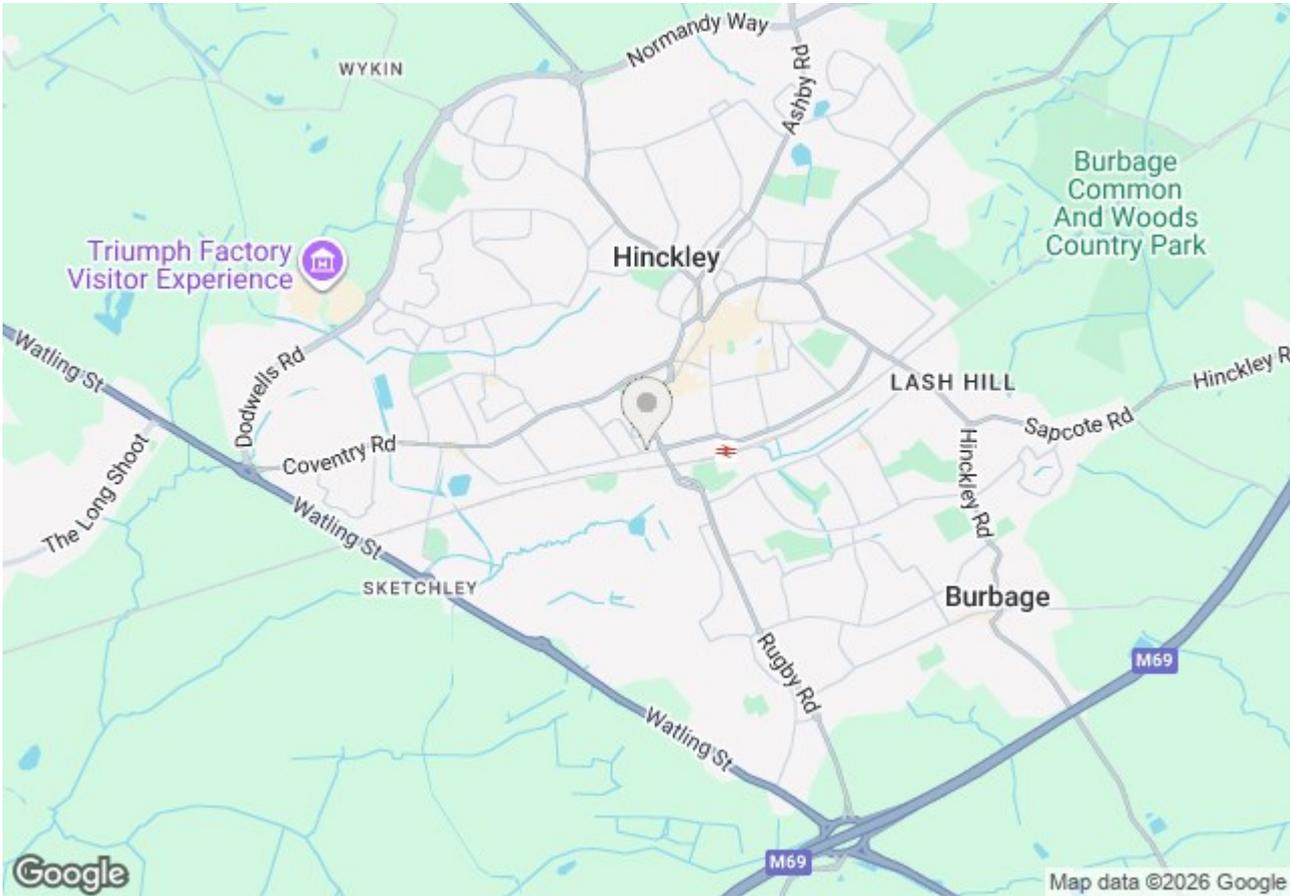


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

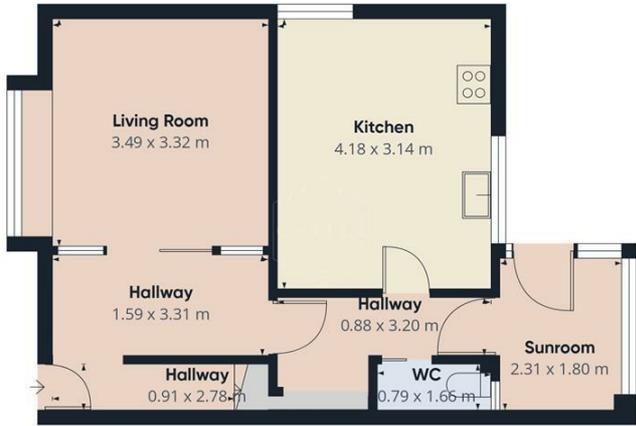
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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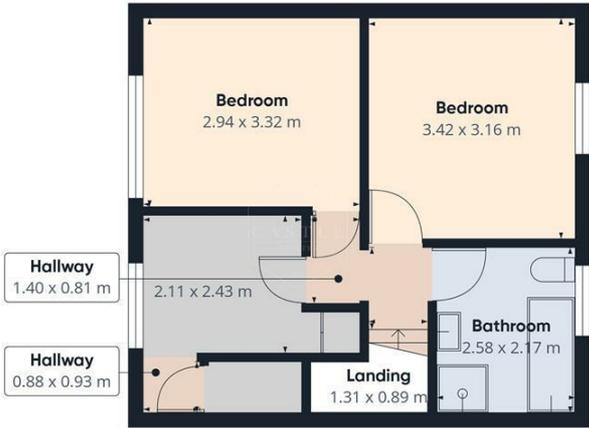


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Floor 0



Floor 1

Approximate total area⁽¹⁾
80 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
