

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED, SPACIOUS AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH AMPLE PARKING, GARAGE AND PRIVATE LAWNED REAR GARDEN**



**15 LISMORE DRIVE  
HINCKLEY LE10 0SR**

**Offers In The Region Of £290,000**

- Entrance Porch To Hall
- Contemporary Fitted Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking & Detached Garage
- Sought After & Quiet Residential Location
- Guest Cloakroom
- Superb Open Plan Family Living Room
- Modern Family Bathroom
- Sizeable Recently Landscaped Rear Garden
- VIEWING ESSENTIAL



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www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** This beautifully presented, spacious and much improved semi detached family residence must be viewed internally to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts entrance vestibule to hall with guest cloakroom off, contemporary fitted kitchen and a superb open plan family living room. To the first floor there are three good sized bedrooms and modern family bathroom. Outside the property has ample off road parking, detached garage and landscaped rear garden.

The property also benefits from Swann security system with CCTV, soundproofing between the houses and remote central heating/boiler thermostat.

It is located just a short distance from Hinckley town centre with its shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5/M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. The property is also well placed for local countryside and Hollycroft Park.

### **VIEWING**

By arrangement through the Agents.

### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE VESTIBULE**

having newly fitted composite front with feature leaded lights with obscure side windows, upc double glazed window to side, central heating radiator and washed oak herringbone flooring. Archway to Hall.

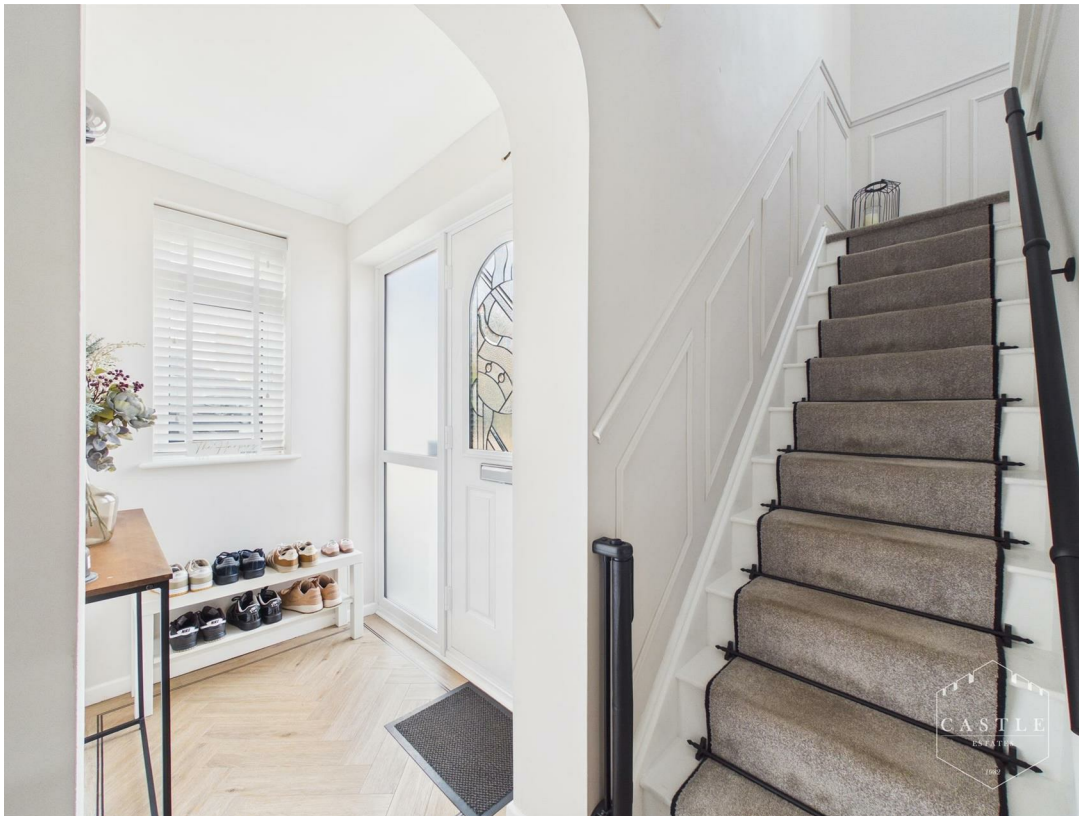


**HALL**

10'7 x 5'11 (3.23m x 1.80m )

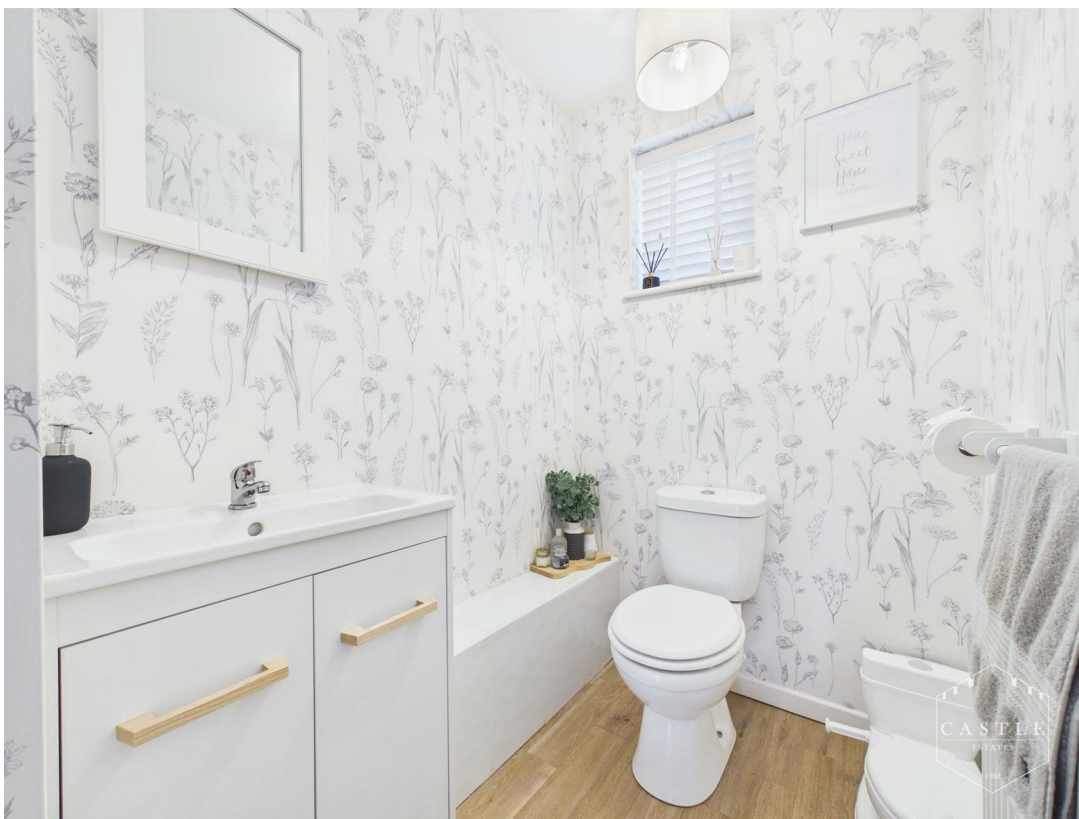
having washed oak herringbone flooring, built in storage cupboard, central heating radiator and coved ceiling. Feature staircase to First Floor Landing.





### **GUEST CLOAKROOM**

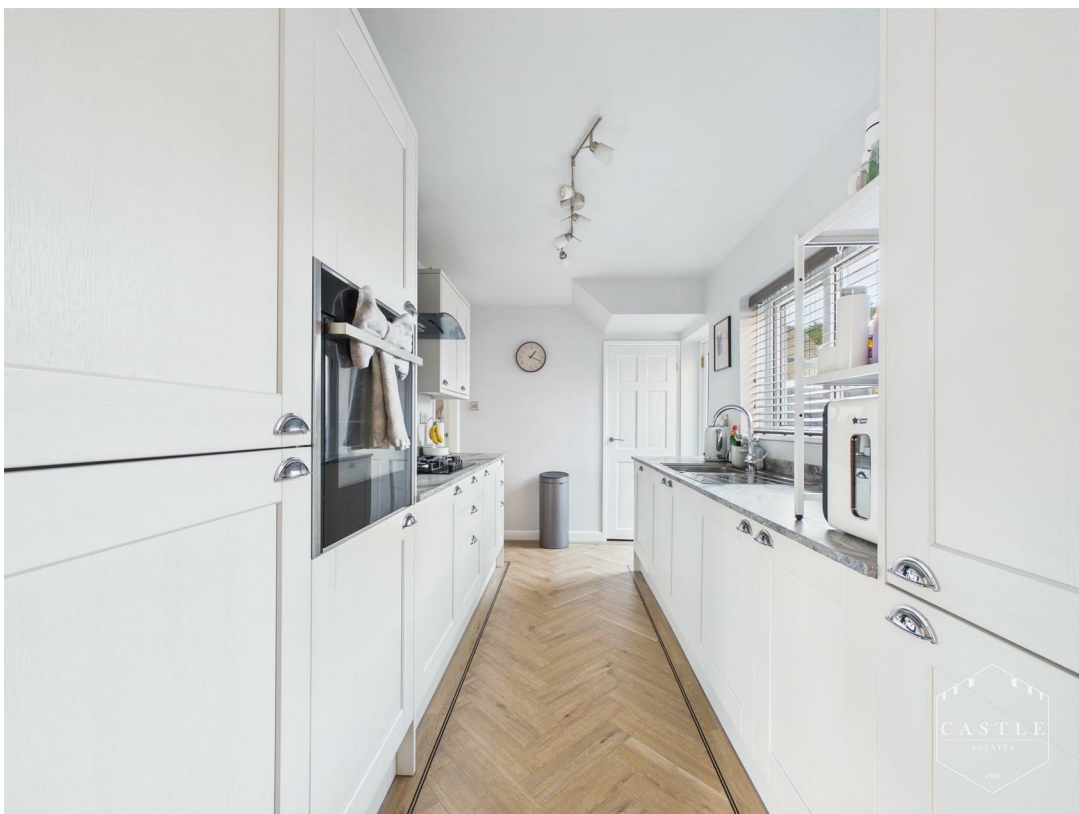
having recently refitted low level w.c., vanity unit with wash hand basin, central heating radiator. wood effect flooring and upvc double glazed window to front with obscure glass.



## KITCHEN

13'10 x 7'5 (4.22m x 2.26m )

having Howdens designed and built contemporary fitted units including ample base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset stainless steel sink with mixer tap and rinsers bowl, built in Neff 'slide and hide' oven (available by separate negotiation), gas hob with cooker hood over, integrated fridge freezer, washed oak herringbone flooring, understairs pantry store, upvc double glazed window and door to side.



## OPEN PLAN FAMILY LIVING ROOM

19'10" x 10'7" (6.05m x 3.23m )

having feature fireplace with inset fire, washed oak herringbone flooring, coved ceiling, upvc double glazed window to side and sliding patio doors opening onto Garden.







### **FIRST FLOOR LANDING**

having spindle balustrading, access to the spacious roof space with drop down ladder, covered ceiling and upvc double glazed window to side.

**BEDROOM ONE**

14'7 x 9'4 (4.45m x 2.84m )

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



## BEDROOM TWO

11'5 x 8'6 (3.48m x 2.59m)

having an excellent range of fitted wardrobes, central heating radiator and upvc double glazed window to rear.



### BEDROOM THREE

11'2 x 9'4 (3.40m x 2.84m )

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



## SHOWER ROOM

7'8 x 5'8 (2.34m x 1.73m)

having recently fitted modern suite including shower cubicle with rain shower over and handheld shower, vanity unit with wash hand basin, low level w.c., chrome ladder style heated towel rail, ceramic tiled walls, extractor fan and upvc double glazed window to side with obscure glass.




## OUTSIDE

There is direct vehicular access over a good sized driveway with standing for up to four cars. Bespoke made gate leading to GARAGE (20'6 X 10'1). A fully enclosed and newly landscaped garden with quality patio, water tap, re-turfed lawn and fenced boundaries.




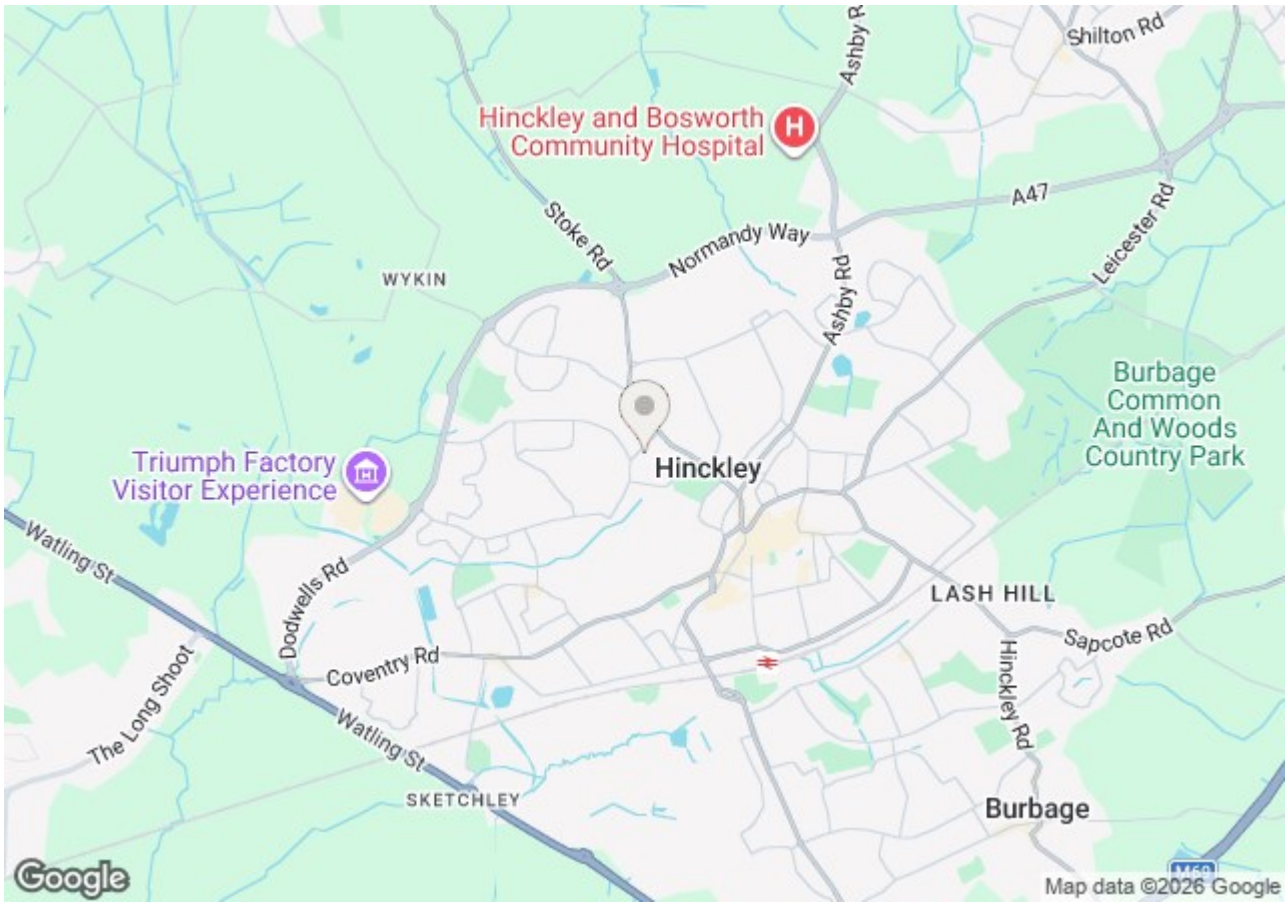


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>66</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

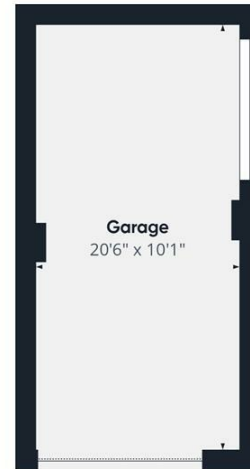
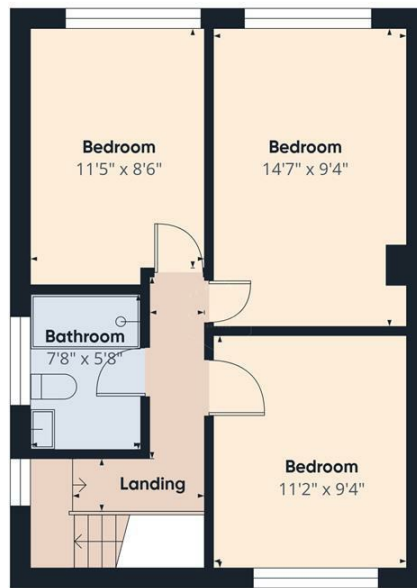
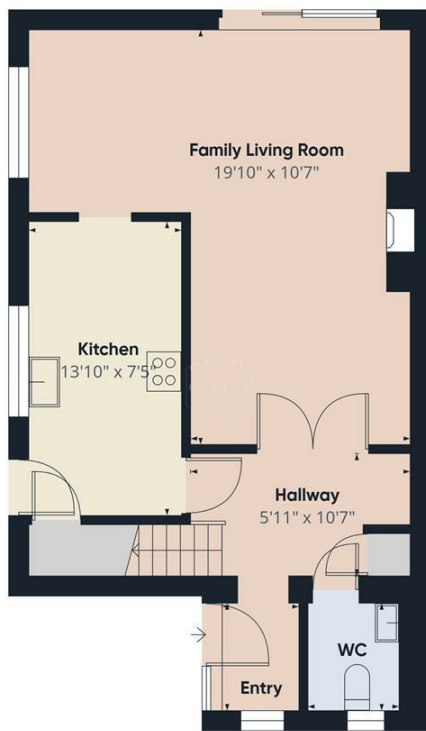
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Approximate total area<sup>(1)</sup>  
954 ft<sup>2</sup>  
Balconies and terraces  
208 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.

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

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