

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH USEFUL OUTBUILDINGS AND SUMMER HOUSE/CABIN SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION**



**160 HEATH LANE  
EARL SHILTON LE9 7PD**

**Offers In The Region Of £400,000**

- Impressive Entrance Hall
- Attractive Lounge
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Summer House/Cabin, Two Workshops & Large Shed
- Guest Cloakroom
- Superb Breakfast Kitchen
- Luxury Family Bathroom
- Sizeable Mature Rear Garden
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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www.castles-online.co.uk



This delightful detached house on Heath Lane offers a perfect blend of character and modern living. Built in 1930, the property boasts a generous living space of 1,270 square feet, making it an ideal family home.

Upon entering, you are greeted by impressive entrance hall with guest cloakroom off, attractive dual aspect lounge, superb breakfast kitchen with array of quality fitted units and appliances. To the first floor there are two double bedrooms, further bedroom/office and a luxury fitted family bathroom.

A particular feature of this property is the good sized plot with ample off road parking to front. A lovely rear garden with summer house/cabin and a further range of outbuildings.

This home is within easy reach of local amenities, schools, and parks, making it a popular location for families and professionals alike. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

## VIEWING

By arrangement through the Agents.

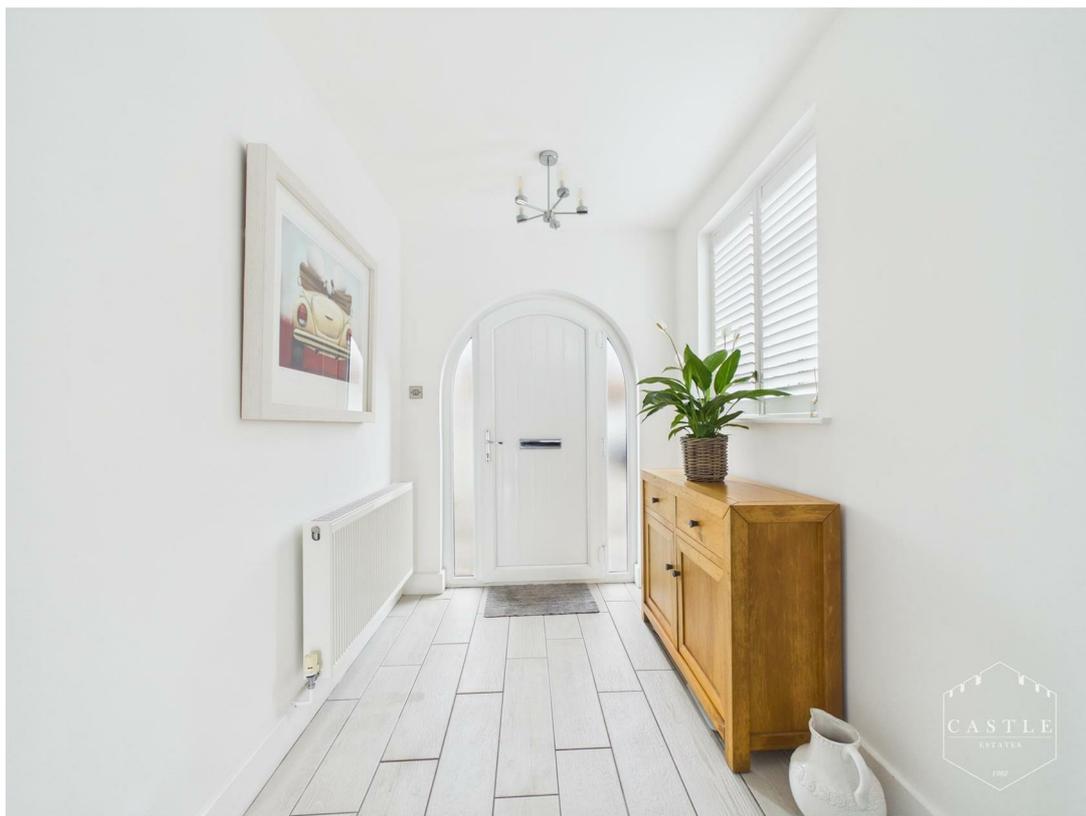
## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

22'1 x 6'4 (6.73m x 1.93m )

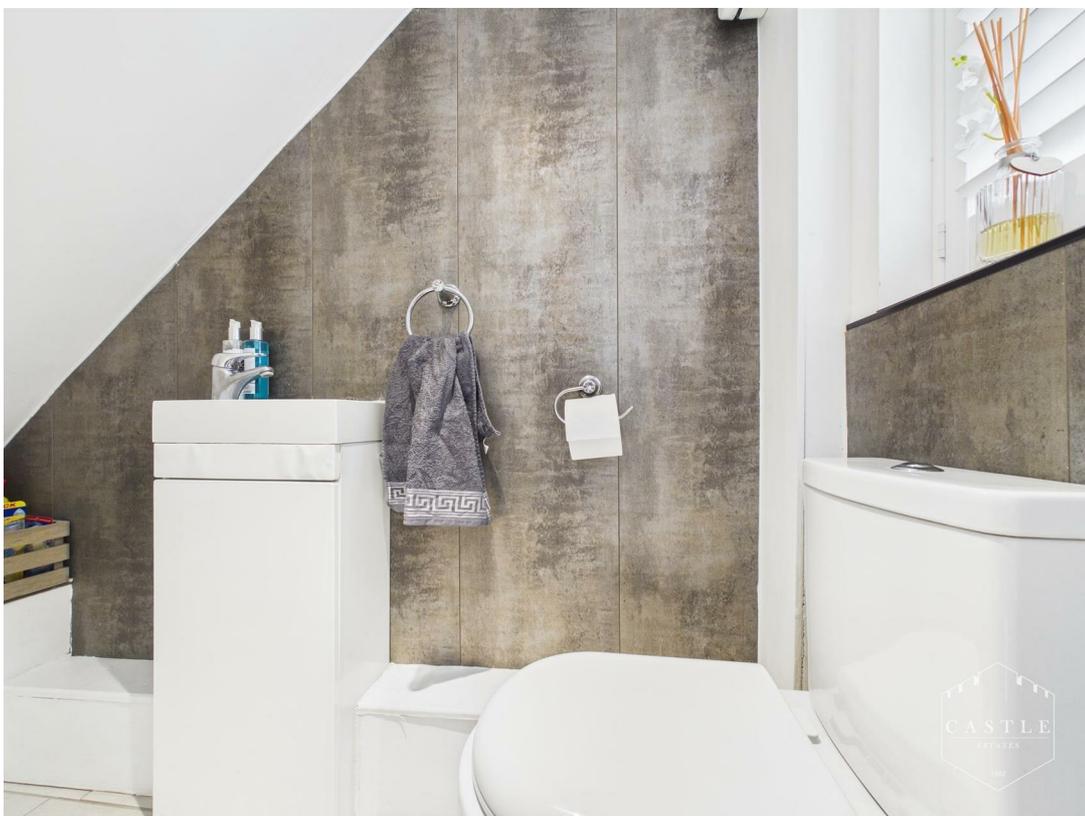
having arched composite feature front door and side windows with obscure glass, further upvc double glazed window to side, wood effect flooring and upvc double glazed door rear terrace. Feature 'dog leg' staircase to First Floor Landing.





### **GUEST CLOAKROOM**

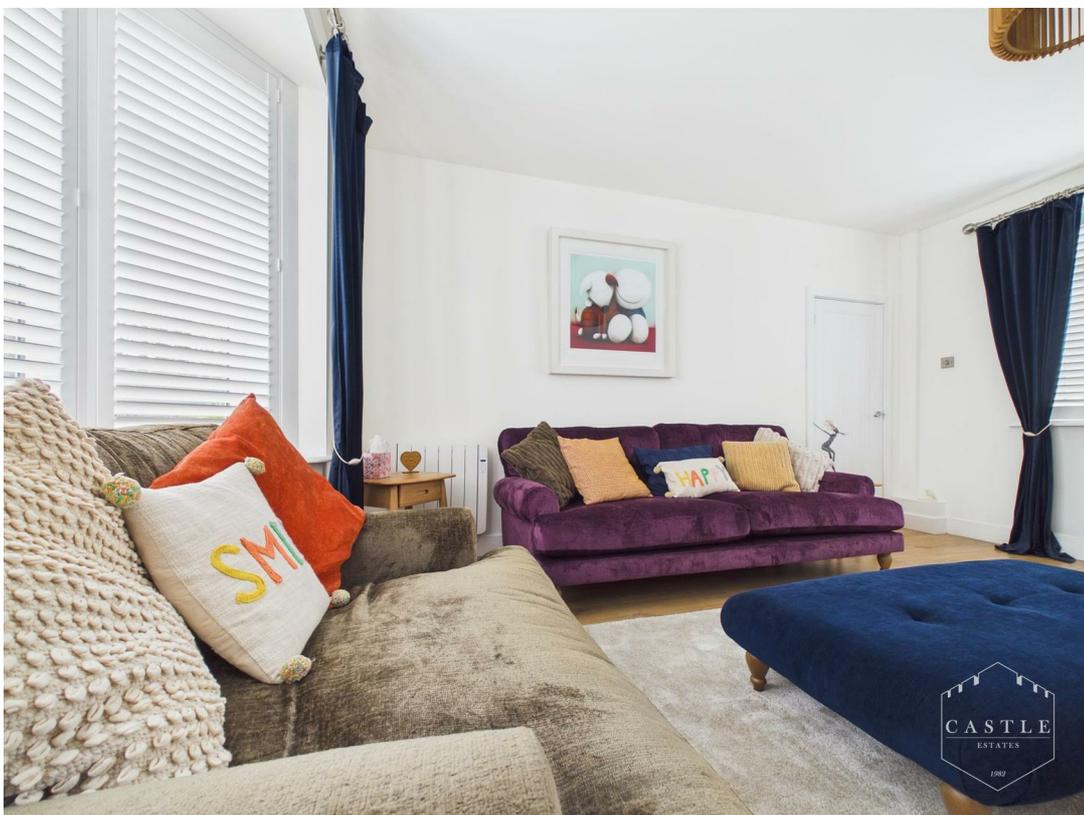
having low level w.c., vanity unit with wash hand basin, central heating radiator and upvc double glazed window with obscure glass.



## LOUNGE

14'10" x 13 (4.52m x 3.96m)

having feature log burning stove with beam over and marble hearth, wood effect flooring, tv aerial point, central heating radiator, two upvc double glazed windows front and rear.





**BREAKFAST KITCHEN**

22'1 x 12'11 (6.73m x 3.94m)



having an excellent range of contemporary fitted units including base units, drawers and wall cupboards, Quartz work surfaces and upstands with inset sink with mixer tap, built in oven, gas hob with cooker hood over, integrated dishwasher, integrated washing machine, integrated fridge freezer, matching island unit with drawers beneath, central heating radiator, wood effect flooring, inset LED lighting, upvc double glazed bow window to front and upvc double glazed window to rear.







### FIRST FLOOR LANDING

having upvc double glazed window to side, central heating radiator and access to the roof space.



## BEDROOM ONE

14'10" x 13'1" (4.52m x 3.99m )

having central heating radiator, tv aerial point, upvc double glazed window to front and upvc double glazed window to rear.



**BEDROOM TWO**

13'7 x 10'6 (4.14m x 3.20m )

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



### BEDROOM THREE/OFFICE

9'3 x 8'10 (2.82m x 2.69m )

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



**FAMILY BATHROOM**

13'2 x 8 (4.01m x 2.44m )

having luxury white suite including freestanding bath, separate shower cubicle, pedestal wash hand basin, low level w.c., inset LED lighting, chrome heated towel rail, wood effect flooring and upvc double glazed window with obscure glass.



## OUTSIDE

A walled front boundary with double wrought iron gates leading to pebbled driveway with parking for numerous cars. Pedestrian access to a sizeable rear garden with terrace area with hot tub, patio area, lawn, mature flower borders and well fenced boundaries. TWO WORKSHOPS (13'8 x 7'10 & 7'8 x 5'8) with power. GARDEN SHED (9'10 x 7'11)





## OUTSIDE - SUMMER HOUSE/CABIN

12'10" x 11'2" (3.91m x 3.40m)

being panelled throughout having tv aerial point, wood effect flooring, wall mounted heater, upvc double glazed windows and double doors opening onto garden.



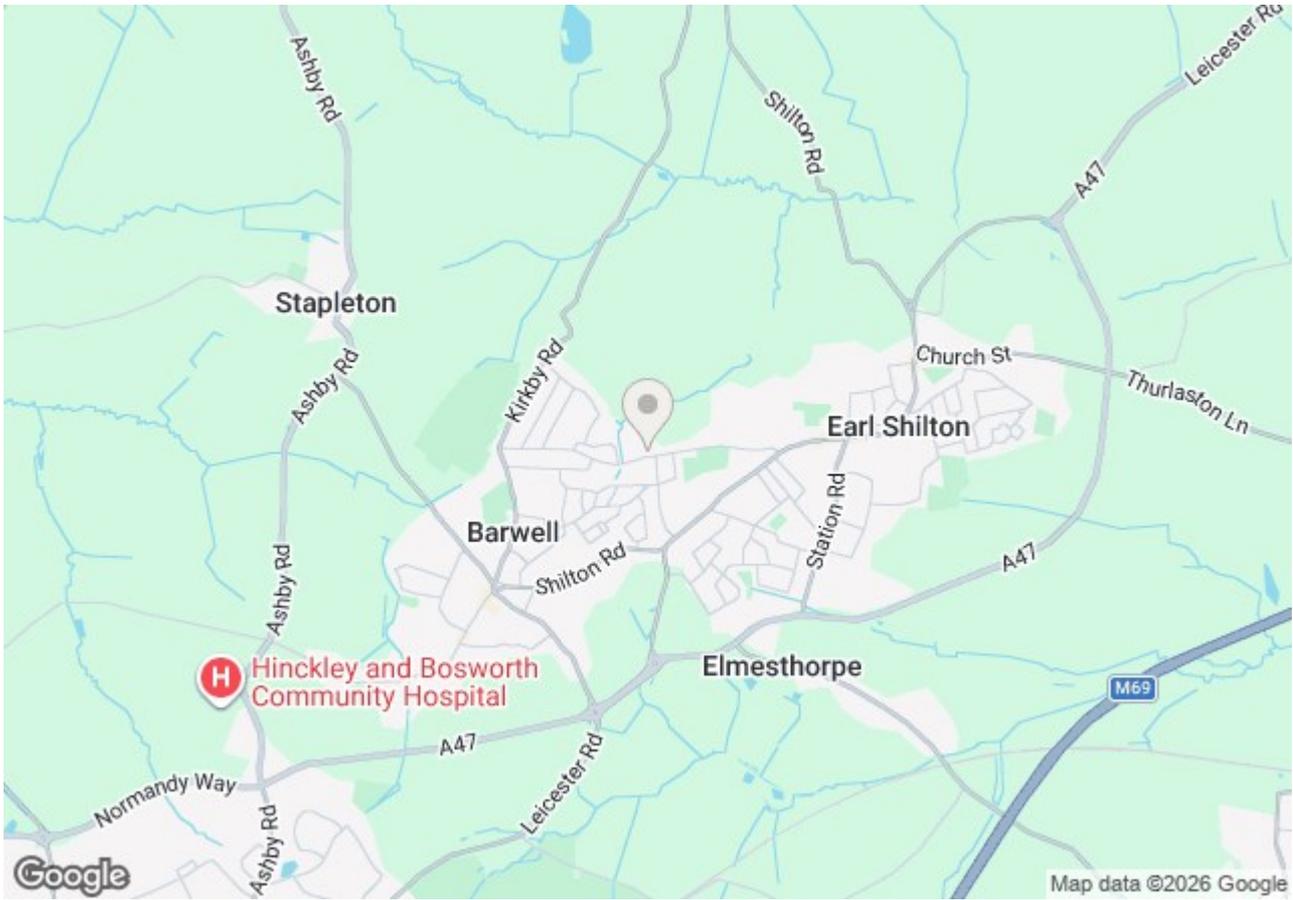


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	<b>57</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Approximate total area<sup>(1)</sup>  
1288 ft<sup>2</sup>  
Balconies and terraces  
674 ft<sup>2</sup>  
Reduced headroom  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft

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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