

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



**1 PORTER CLOSE
HINCKLEY LE10 0YP**
Offers Over £400,000

- Entrance Hall With Guest Cloakroom Off
- Well Fitted Living Kitchen & Utility Room
- Three Further Good Sized Bedrooms
- Ample Parking & Garage
- Sought After & Convenient Residential Location
- Spacious Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Lawned Gardens
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** This well presented and spacious detached family residence must be viewed to fully appreciate its wealth of attractive fixtures and fittings.

The accommodation boasts entrance hall with guest cloakroom off, attractive lounge, well fitted living kitchen and separate utility room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking, garage and well tended lawned gardens.

It is situated in a popular cul-de-sac location, close to Hinckley town centre and its 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 E (Freehold).

ENTRANCE HALL

12'5 x 6'6 (3.78m x 1.98m)

having composite front door and central heating radiator. Feature staircase to First Floor Landing.



GUEST CLOAKROOM

6'5 x 5'5 (1.96m x 1.65m)

having low level w.c., pedestal wash hand basin, central heating radiator and extractor fan.



LOUNGE

21 x 11'7 (6.40m x 3.53m)

having two central heating radiators, tv aerial point, two upvc double glazed windows to side and further upvc double glazed window.





LIVING KITCHEN

24'8 x 11'5 (7.52m x 3.48m)

having attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting Butchers block effect work surfaces and upstands, inset sink with mixer tap and drainer, built in oven, ceramic hob with splashback and cooker hood over, integrated fridge freezer, two central heating radiators, tv aerial point, two upvc double glazed windows and upvc double glazed French door opening onto Garden.







UTILITY ROOM

6'5 x 5'5 (1.96m x 1.65m)

having matching fitted units and work surface with upstand, inset sink with mixer tap, built in gas fired boiler for central heating and domestic hot water, space and plumbing for washing machine, electric consumer unit, central heating radiator and upvc double glazed window.



FIRST FLOOR LANDING

having spindle balustrading, access to the roof space and central heating radiator.

MASTER BEDROOM

11'11 x 9'7 (3.63m x 2.92m)

having an attractive range of built in wardrobes and drawers, central heating radiator and upvc double glazed window. Door to Ensuite





ENSUITE SHOWER ROOM

7'11 x 4'8 (2.41m x 1.42m)

having double shower cubicle, low level w.c., pedestal wash hand basin, chrome heated towel rail, shaver point, extractor fan and upvc double glazed window with obscure glass.



BEDROOM TWO

11'9 x 9'2 (3.58m x 2.79m)

having central heating radiator and upvc double glazed window.



BEDROOM THREE

11'4 x 9 (3.45m x 2.74m)

having central heating radiator and upvc double glazed window.



BEDROOM FOUR

10'1 x 9'4 (3.07m x 2.84m)

having central heating radiator and upvc double glazed window.



FAMILY BATHROOM

7'11 x 4'8 (2.41m x 1.42m)

having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, shaver point, extractor fan, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



OUTSIDE

Direct vehicular access over a tarmac driveway leading to GARAGE (18'11 x 9'9) having up and over door, power and light. A lawned foregarden with shrubs and trees. Pedestrian access to a fully enclosed lawned rear garden with patio area, trees, flower borders, walled and fenced boundaries.

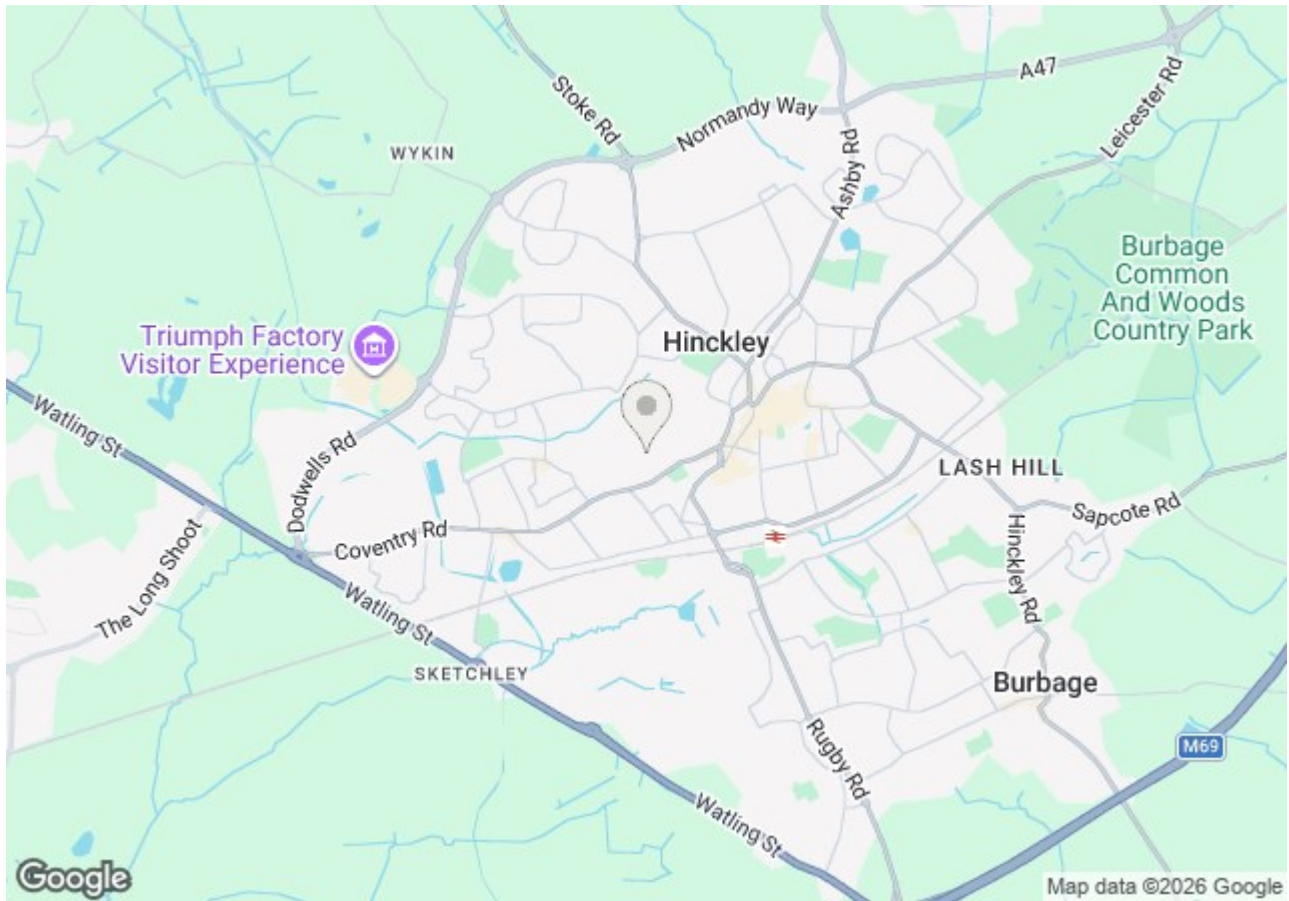






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	88	90
England & Wales	EU Directive 2002/91/EC 	

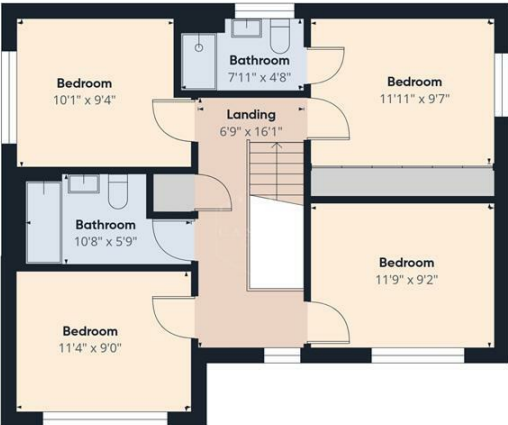
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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Floor 0 Building



Floor 1 Building



Floor 0 Building 2

Approximate total area⁽¹⁾
1479 ft²

(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.

GIRAFFE 360

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
