

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL APPOINTED THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER HINCKLEY TOWN CENTRE LOCATION**



**8A THORNFIELD WAY  
HINCKLEY LE10 1BE**

**Offers In The Region Of £380,000**

- Entrance Porch
- Upvc Double Glazed Sun Room
- Useful Ground Floor Office
- Three Double Bedrooms
- Off Road Parking & Garage
- Spacious Dining Room & Lounge
- Well Fitted Kitchen & Laundry Room
- Ground Floor Shower Room
- First Floor Family Bathroom
- Well Tended Lawned Gardens



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www.castles-online.co.uk



**\*\*VIEWING ESSENTIAL \*\*** A spacious and well appointed detached family residence standing on a mature plot with parking, double garage and landscaped gardens.

The accommodation boasts entrance porch leading to spacious reception dining room, attractive lounge, upvc double glazed sun room, useful office, well fitted kitchen, laundry room and a ground floor shower room. To the first floor there are three double bedrooms and a family bathroom.

It is located within easy walking distance of Hinckley town centre with its shops, schools and amenities. Commuting via Rugby Road to the A5/M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

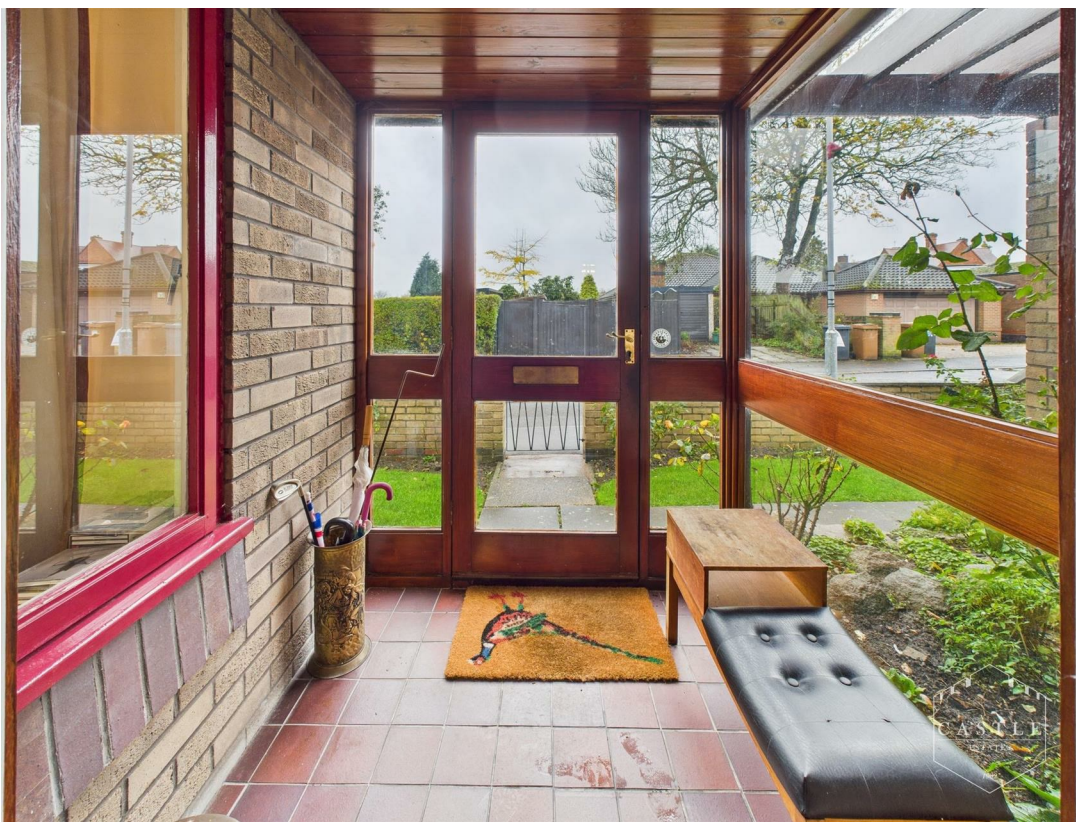
### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE PORCH**

5'4" x 5'0" (1.64m x 1.53m )

having wooden front door and side windows, tiled floor and aluminium inner door to Reception Dining Room.



**RECEPTION DINING ROOM**

17'4" x 11'8" (5.29m x 3.56m )

having feature exposed brick work and wood panelling, central heating radiator, upvc double glazed window to front and wood staircase to First Floor Landing. Two square archways leading to Lounge.



## LOUNGE

20'7" x 13'1" (6.29m x 3.99m )

having two central heating radiators, inset LED lighting, wall light points, tv aerial point, two upvc double glazed windows and French doors opening onto Sun Room.





## SUN ROOM

9'9" x 9'8" (2.98m x 2.95m )

having central heating radiator, wood effect flooring, ceiling fan with light, polycarbonate roof with sky light, upvc double glazed windows and French doors opening onto Garden.





## **KITCHEN**

10'9" x 10'0" (3.28m x 3.05m )

having range of modern fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinsing bowl, built in electric hob, gas hob with stainless steel cooker hood over, integrated fridge freezer and dishwasher, built in wine cooler, tiled flooring, breakfast bar and two upvc double glazed windows.

## **LAUNDRY ROOM**

9'6" x 6'3" (2.91m x 1.92m )

having range of base units and wall cupboards, contrasting work surfaces and inset stainless steel sink with ceramic tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, inset LED lighting, access to roof space, tiled flooring, upvc double glazed windows and door to Garden. Door to Office.

## **OFFICE**

6'9" x 6'7" (2.07m x 2.03m )

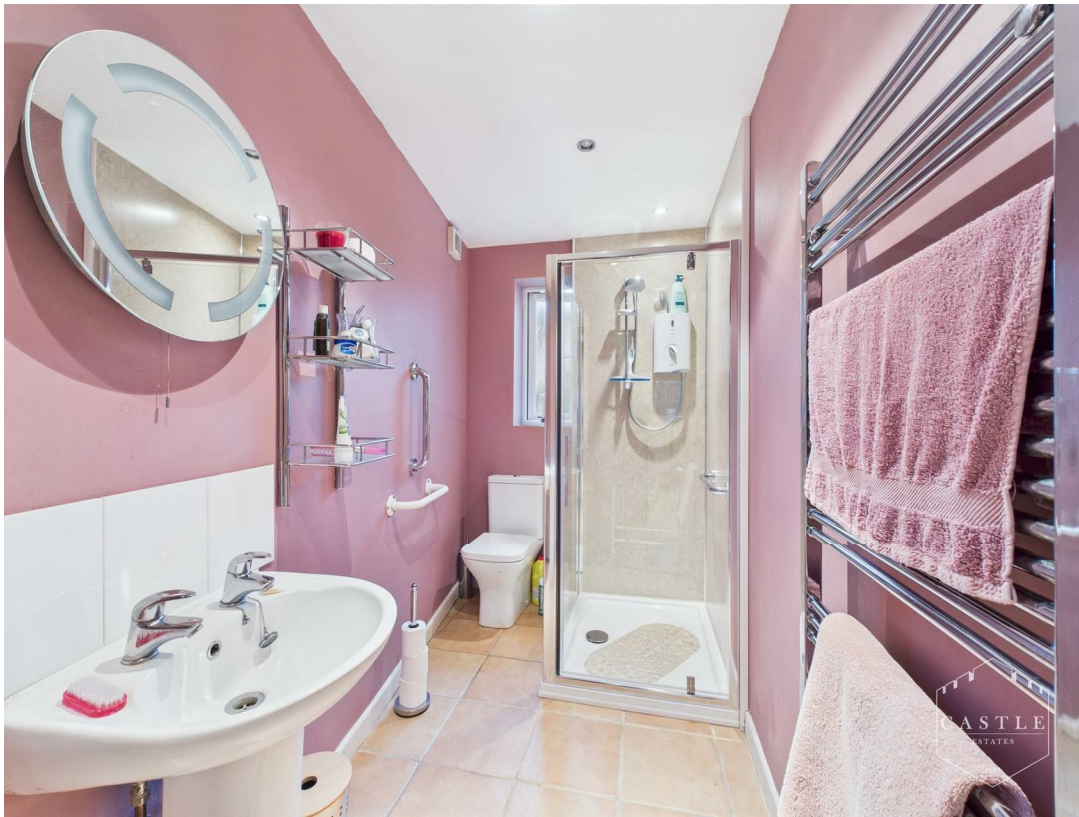
having central heating radiator.

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## SHOWER ROOM

10'9" x 5'1" (3.29m x 1.57m )

having low level w.c., pedestal wash hand basin, shower cubicle, chrome heated towel rail, tiled flooring, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



**FIRST FLOOR LANDING**

11'7" x 3'8" (3.54m x 1.14m )

having vaulted ceiling with feature panelling, exposed brick work and two upvc double glazed windows.



## BEDROOM ONE

13'3" x 10'3" (4.06m x 3.14m )

having range of fitted wardrobes, bridging unit over bed, bedside tables, bedhead and dressing table, tv aerial point, central heating radiator and two upvc double glazed windows.



**BEDROOM TWO**

13'2" x 8'7" (4.02m x 2.64m )

having range of built in wardrobes and shelving, central heating radiator and upvc double glazed window.



**BEDROOM THREE**

10'3" x 8'0" (3.13m x 2.45m )

having built in wardrobes, central heating radiator and upvc double glazed window.



## BATHROOM

9'9" x 5'10" (2.98m x 1.80m )

having panelled bath, shower cubicle, low level w.c., vanity unit with wash hand basin, central heating radiator, ceramic tiled splashbacks, built in airing cupboard housing hot water cylinder and upvc double glazed window with obscure glass.



**OUTSIDE**


There is direct vehicular access over a driveway leading to DOUBLE GARAGE (5.01m X 4.97m). A foregarden with mature shrubs and lawn sweeping around to a well tended garden with patio and pebbled areas, lawn, mature trees, shrubs and flower borders.




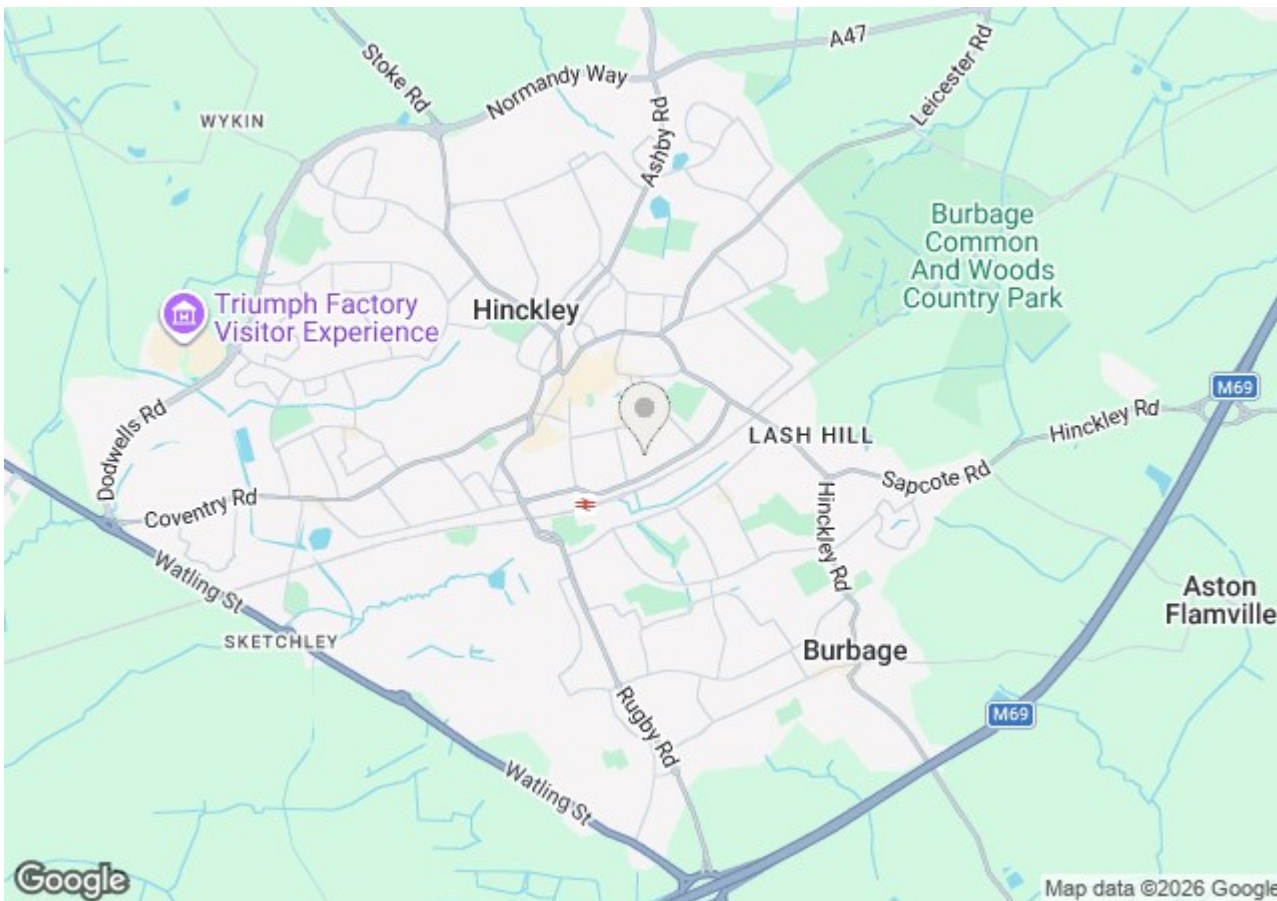


OUTSIDE - FRONT ELEVATION



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>	<b>64</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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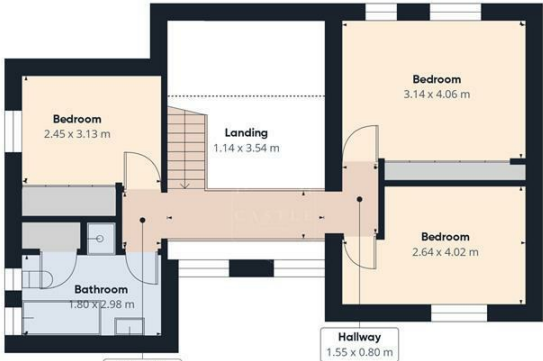


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
154.7 m<sup>2</sup>  
Reduced headroom  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## **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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