

# CASTLE ESTATES

1982

**A SPACIOUS FULL OF CHARACTER FOUR BEDROOMED TRADITIONAL SEMI DETACHED FAMILY RESIDENCE WITH GOOD SIZED PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER AND CONVENIENT TOWN CENTRE LOCATION**



## **8 MOUNT ROAD HINCKLEY LE10 1AF**

**Offers In The Region Of £375,000**

- NO CHAIN
- Separate Dining/Cinema Room
- Three Good Sized First Floor Bedrooms
- Second Floor Master Bedroom With Ensuite & Walk In Wardrobe
- Sizeable & Mature Private Rear Garden
- Attractive Lounge To Front
- Contemporary Fitted Living Kitchen
- Family Bathroom
- Off Road Parking For A Car
- VIEWING ESSENTIAL



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**\*\* NO CHAIN - VIEWING ESSENTIAL \*\*** A spacious full of character three storey traditional semi detached family residence situated in a popular and very convenient town centre location, ideal for local shops, schools and amenities. Those wishing to commute will find easy access to the train and bus stations, as well the A47, A5 and M69 junctions.

The accommodation boasts entrance hall, attractive lounge to front, separate dining/cinema room and a contemporary well fitted living kitchen with double doors opening onto the private rear garden. To the first floor there are three good sized bedrooms and a family bathroom. On the second floor is a master bedroom with ensuite and walk in wardrobe. Outside to front is a parking space for a car.

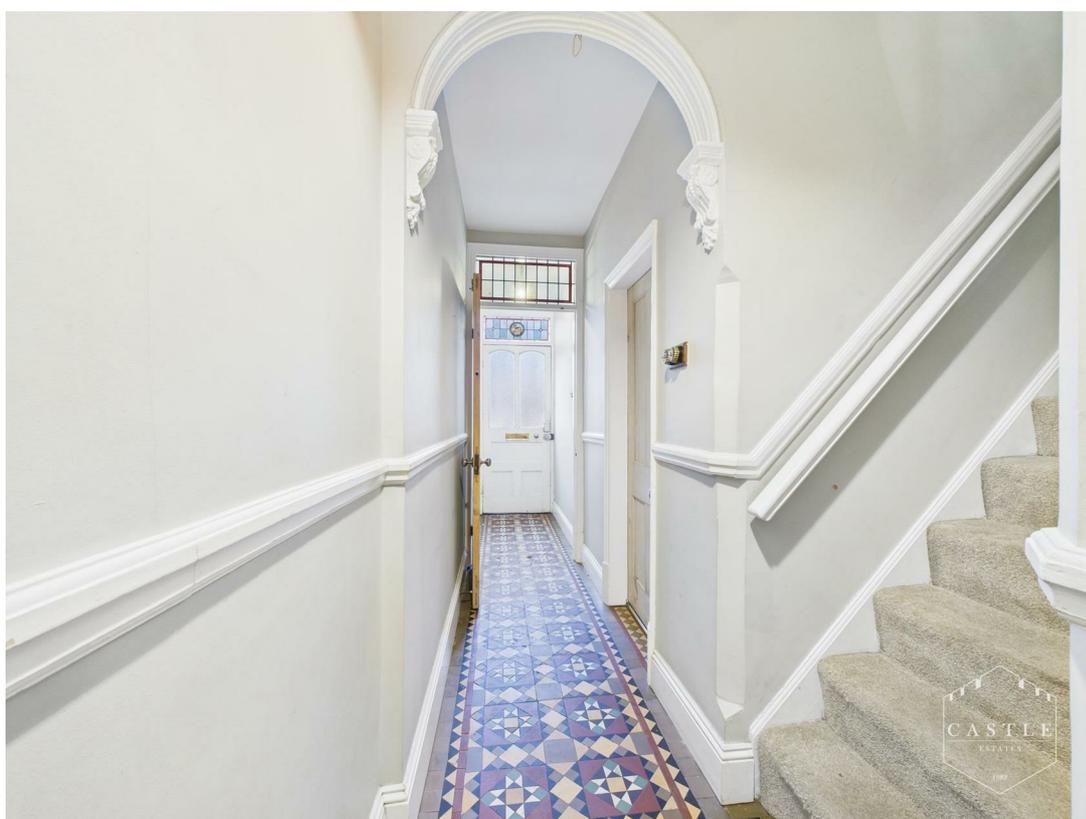
### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

26'0" x 2'10" (7.93m x 0.87m )

having original front door with feature coloured stained glass window above, dado rail, central heating radiator, original tiled flooring and ornate cornice archway. Staircase to First Floor Landing.





## LOUNGE

15'5" x 11'6" (4.71m x 3.52m )

having bay with sash windows and fitted blinds, feature fireplace with inset fire, picture rail, central heating radiator, tv aerial point, ornate covered ceiling and ceiling rose.





**DINING/CINEMA ROOM**

13'5" x 13'1" (4.09m x 3.99m )

having in built projector screen, wood effect flooring, central heating radiator and window to rear.

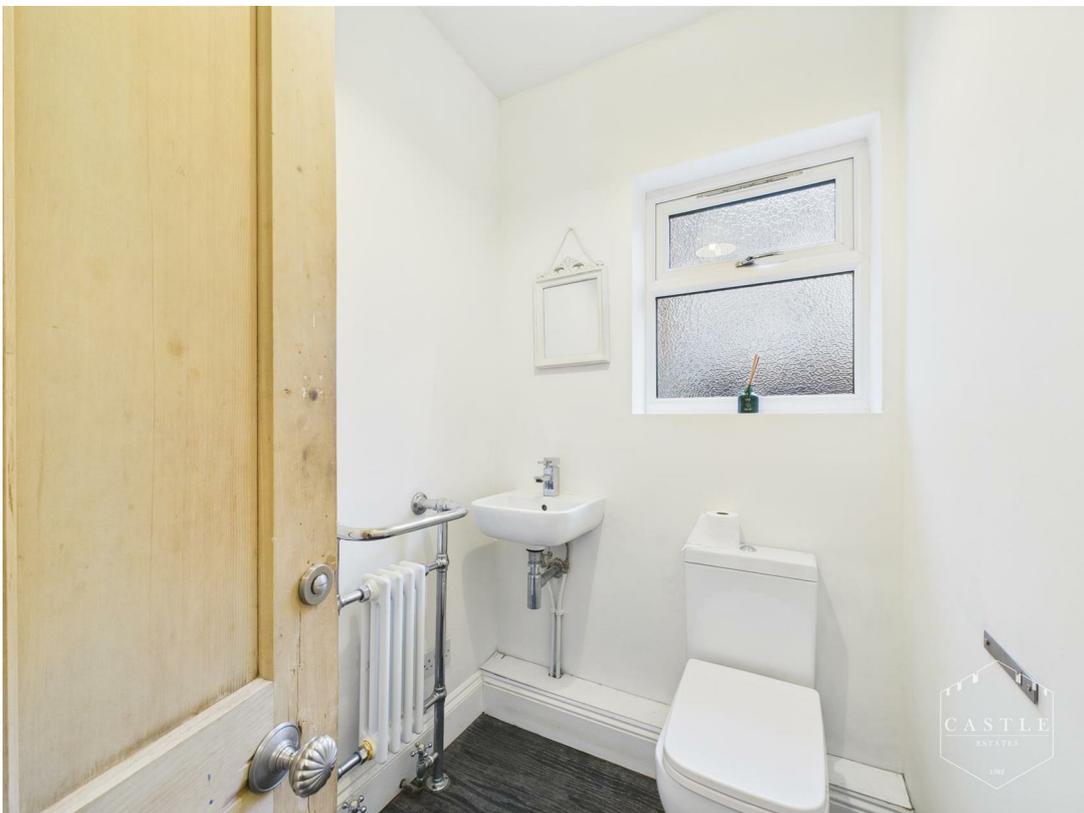




### **GUEST CLOAKROOM**

6'3" x 4'6" (1.93m x 1.38m )

having low level w.c., wash hand basin, central heating radiator, built in cupboard, wood effect flooring and upvc double glazed window with obscure glass.



## LIVING KITCHEN

28'7" x 9'9" (8.73m x 2.98m )

having range of contemporary fitted gloss units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset sink with mixer tap, built in double oven and ceramic hob, integrated fridge freezer, space and plumbing washing machine, inset LED lighting, wood effect flooring, central heating radiator, upvc double glazed windows and French doors opening onto rear garden. Side door to Garden.





**FIRST FLOOR LANDING**

24'3" x 2'11" (7.41m x 0.90m )

having spindle balustrading, central heating radiator and window to side. Staircase to Second Floor Landing.



**BEDROOM TWO**

15'5" x 12'1" (4.72m x 3.70m )

having bay to front with sash windows, walk in wardrobe, picture rail and central heating radiator.



**BEDROOM THREE**

12'10" x 10'3" (3.92m x 3.14m )

having central heating radiator, picture rail and window to rear.



**BEDROOM FOUR**

9'9" x 9'8" (2.99m x 2.96m )

having central heating radiator, picture rail and window to rear.



## BATHROOM

6'9" x 6'7" (2.08m x 2.02m )

having panelled bath with shower over, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, central heating radiator and window with obscure glass.

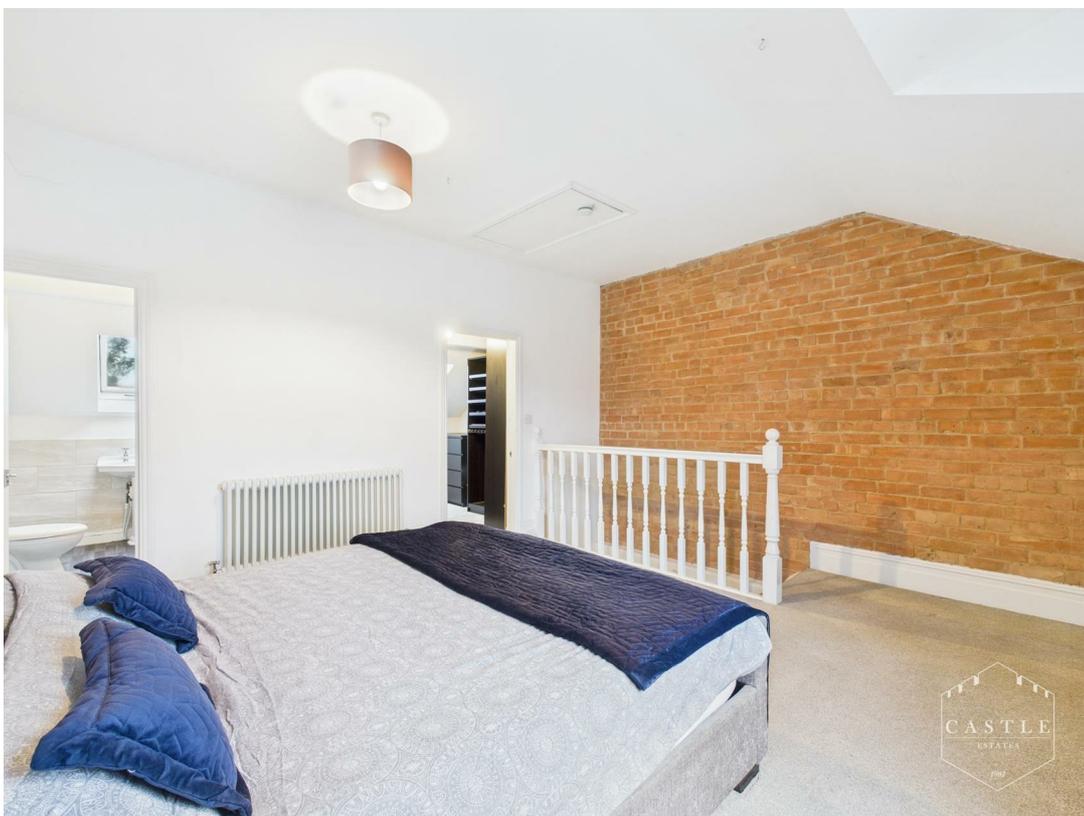


## SECOND FLOOR LANDING

**MASTER BEDROOM**

15'1" x 13'1" (4.62m x 4m )

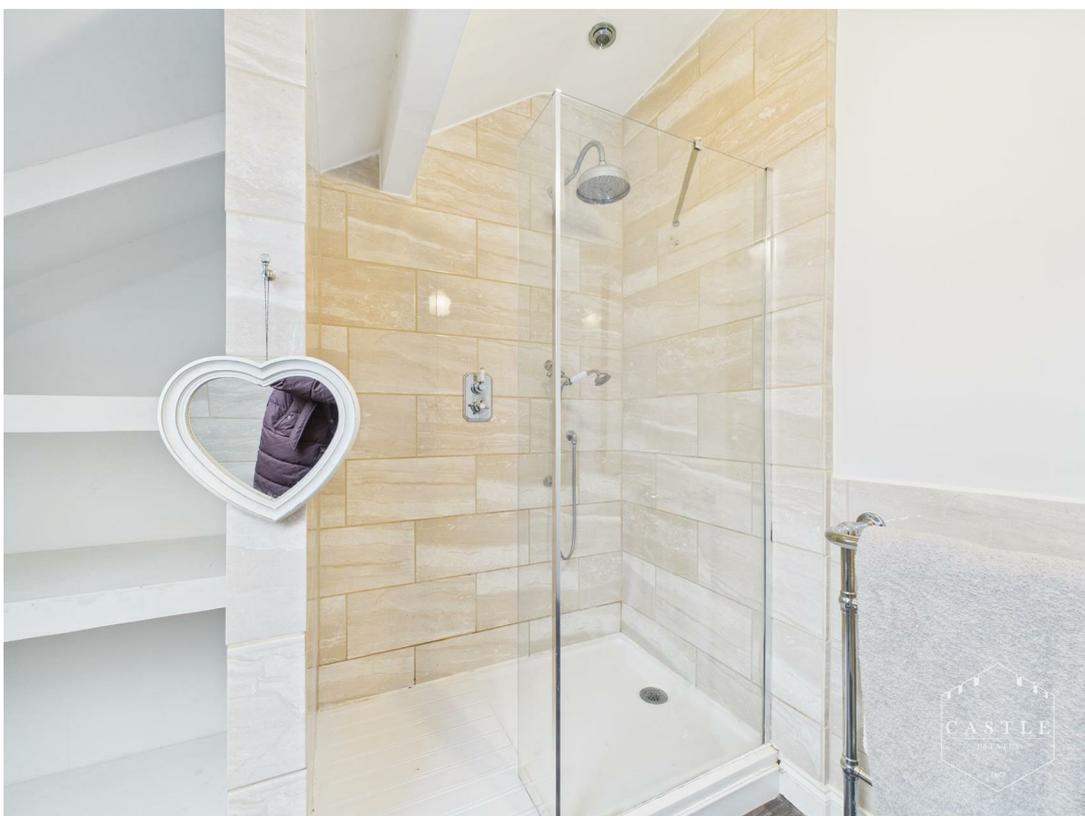
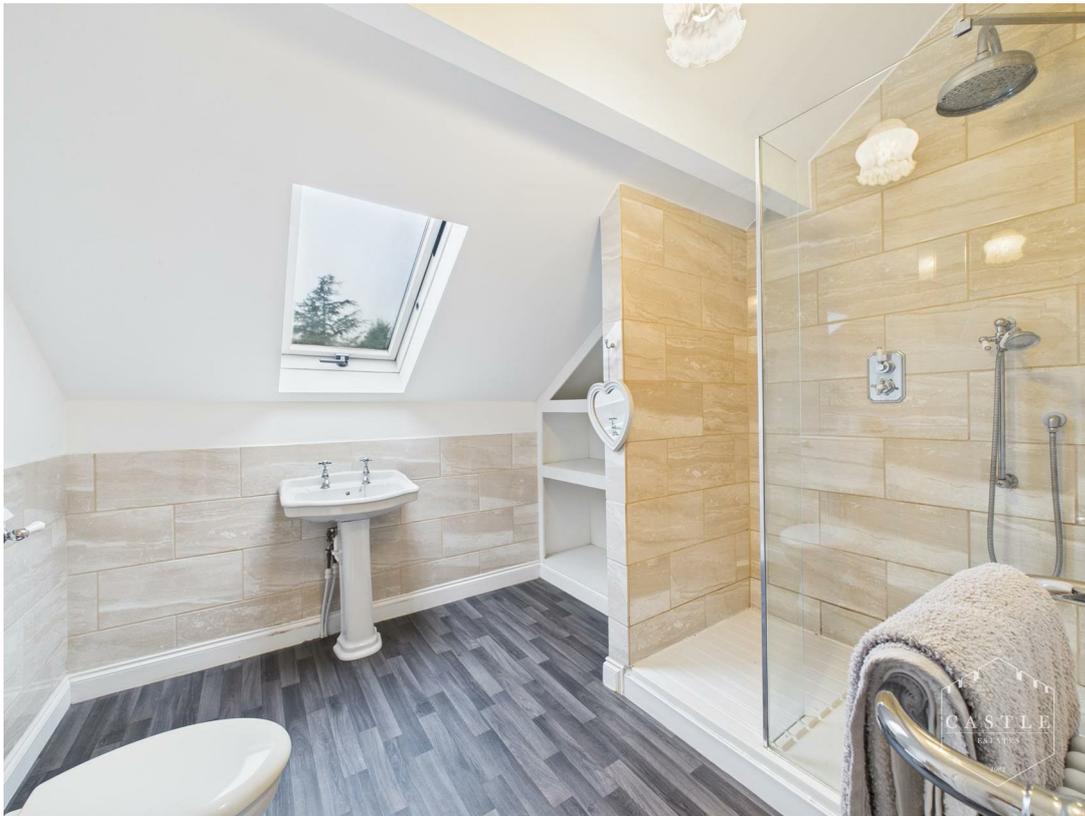
having exposed brick work, central heating radiator and sash window to front.



## ENSUITE SHOWER ROOM

9'1" x 8'9" (2.79m x 2.67m )

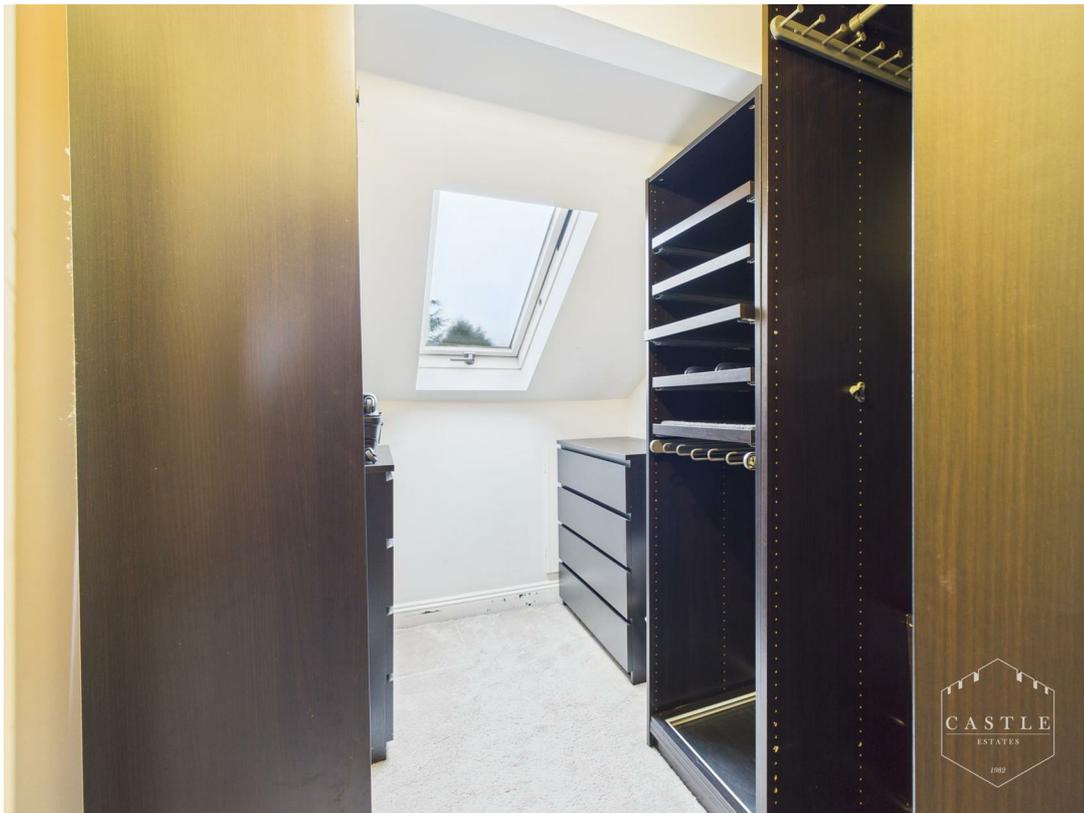
having double shower cubicle with rain shower over, low level w.c., pedestal wash hand basin, central heating radiator, wood effect flooring, velux roof light and fitted shelving.



## WALK IN WARDROBE

8'9" x 6'6" (2.69m x 1.99m )

having velux roof light built in shelving and units.



**OUTSIDE**

Direct access to a parking space for a car to front. Pedestrian access via gate leading to a fully enclosed rear garden with patio courtyard area, steps up to lawn, mature trees, flower and shrub borders, well fenced boundaries.



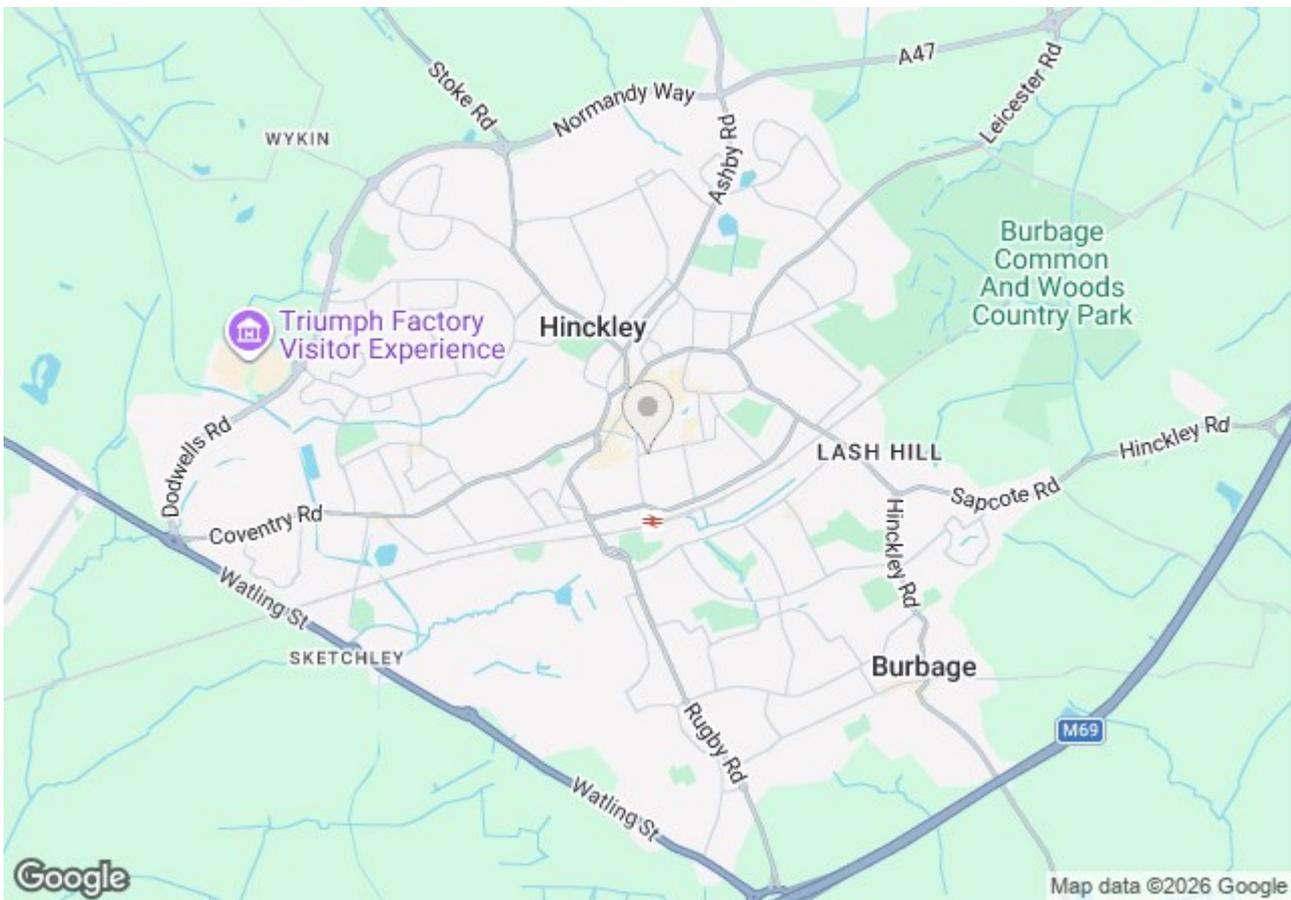


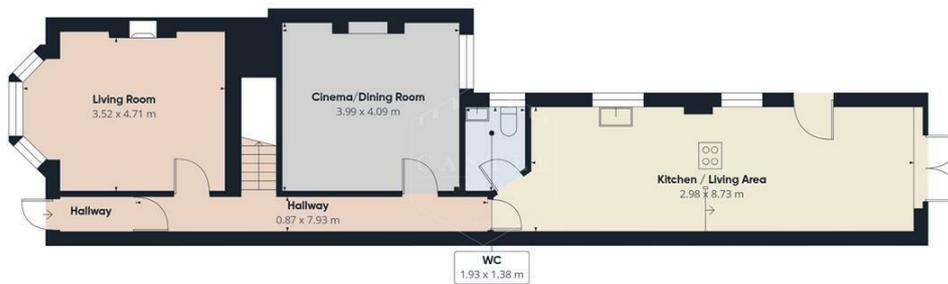
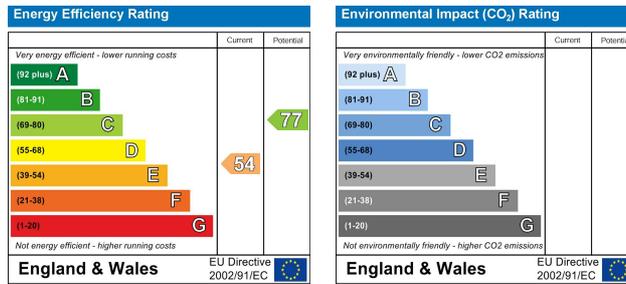
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>54</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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
159 m<sup>2</sup>  
Reduced headroom  
2.5 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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