

CASTLE ESTATES

1982

**AN EXTENDED AND SPACIOUS TWO BEDROOMED SEMI DETACHED BUNGALOW
STANDING ON A GOOD SIZED PLOT WITH AMPLE PARKING, GARAGE AND EASY
TO MAINTAIN GARDENS SITUATED IN POPULAR RESIDENTIAL LOCATION**



**150 ROSTON DRIVE
HINCKLEY LE10 0XP**

Offers In The Region Of £250,000

- Entrance Hall
- Well Fitted Dining Kitchen
- Sun Room
- Ample Parking & Tandem Length Garage
- Popular & Convenient Residential Location
- Two Double Bedrooms
- Attractive Lounge & Sitting Area
- Family Shower Room
- Sizeable Easy To Maintain Gardens
- NO CHAIN - VIEWING ESSENTIAL



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**** NO CHAIN **** This well presented and spacious semi detached bungalow stands on a good sized plot with easy to maintain gardens, ample parking and tandem length garage. Viewing is essential.

The accommodation boasts entrance hall, two double bedrooms, shower room, well fitted dining kitchen with sun room off, spacious good sized lounge with sitting area opening onto private rear garden.

The property is situated in a popular residential location close to local shops, schools and amenities. For those who need to commute then the A47 Northern Perimeter Road is close by making access to the A5 and M69 motorway junctions very good.

VIEWING

By arrangement through the Agents.

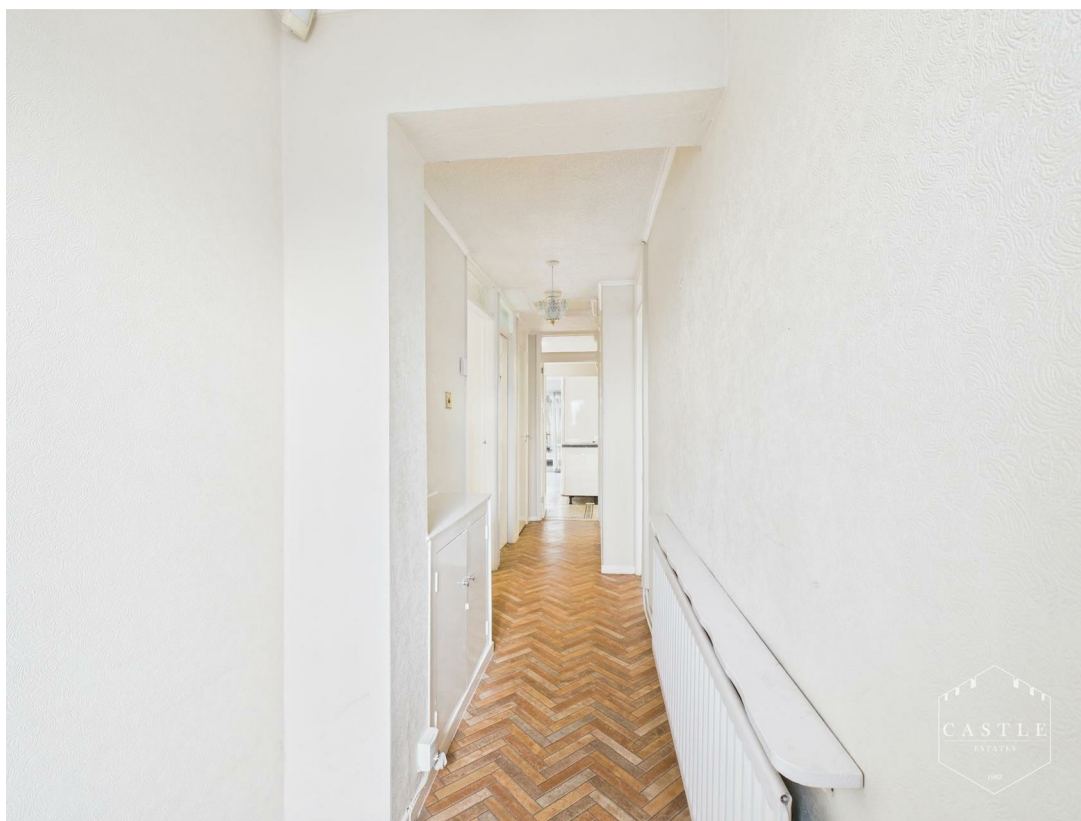
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

20'1 x 3'10 (6.12m x 1.17m)

having upvc double glazed front door with obscure glass, central heating radiator, built in cupboard, coved ceiling and wood effect flooring.



BEDROOM ONE

13'7 x 10'3 (4.14m x 3.12m)

having range of fitted furniture including wardrobes, bridging unit over bed, bedside drawers and display shelving, coved ceiling, central heating radiator, wood effect flooring and upvc double glazed bow window to front.



BEDROOM TWO

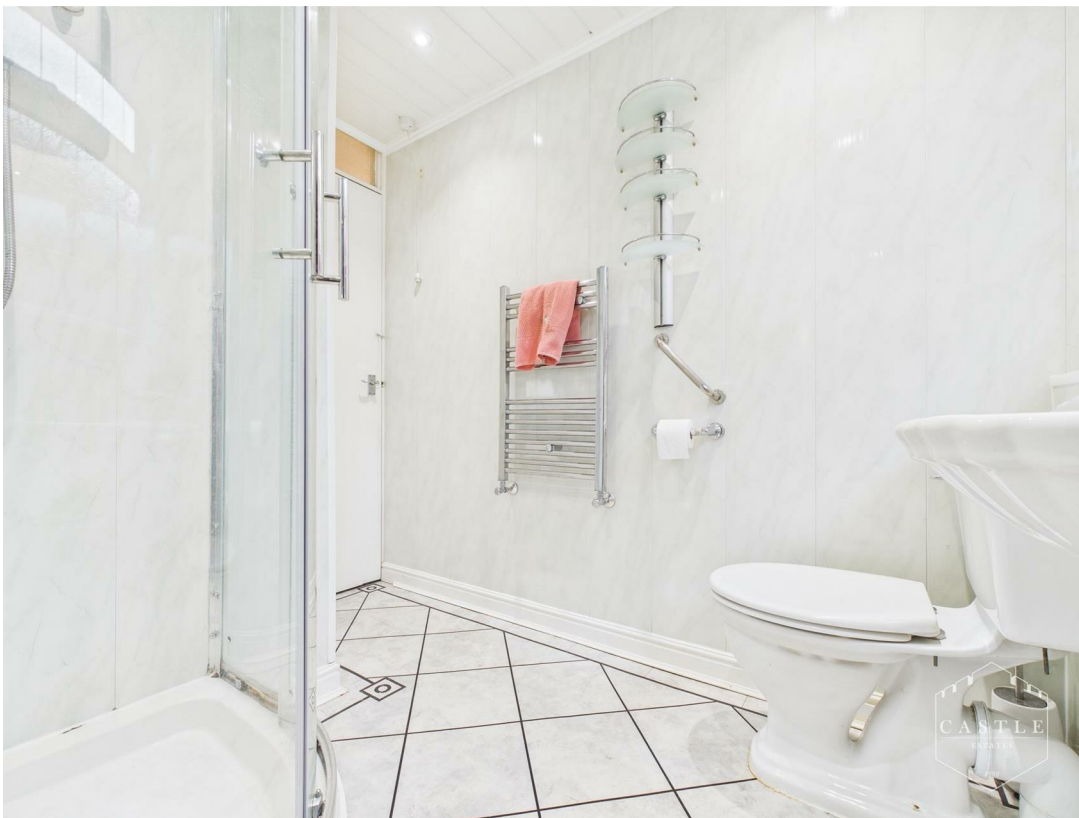
having central heating radiator, coved ceiling, wood effect flooring and upvc double glazed bow window to front.



SHOWER ROOM

6'3 x 6'1 (1.91m x 1.85m)

having corner shower cubicle, pedestal wash hand basin, low level w.c., easy clean panelled walls, chrome heated towel rail, inset LED lighting and upvc double glazed window with obscure glass.



KITCHEN

11'10 x 8'8 (3.61m x 2.64m)

having an attractive range of base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in oven, gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer,



KITCHEN - DINING AREA

11'10 x 8'10 (3.61m x 2.69m)

having central heating radiator and upvc double glazed sliding patio doors opening onto Garden. Upvc double glazed window and door to Sun Room.



SUN ROOM

9'6 x 8'6 (2.90m x 2.59m)

having polycarbonate roof, upvc double glazed windows and upvc double glazed doors to garden and side. Fire door to Garage.



LOUNGE

15'4 x 11'3 (4.67m x 3.43m)

having feature ornate fireplace with inset fire, wood effect flooring, coved ceiling, wall light points and central heating radiator. Square archway to Sitting Area.





LOUNGE - SITTING AREA

10'3 x 8'9 (3.12m x 2.67m)

having wood effect flooring, coved ceiling, wall light points, central heating radiator and upvc double glazed sliding doors to Garden.





OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE (24'6 x 8'9) with up and over door, power and light. Easy to maintain foregarden. Pedestrian access to a fully enclosed rear garden with patio area, pebbled area, mature shrubs and well fenced boundaries.

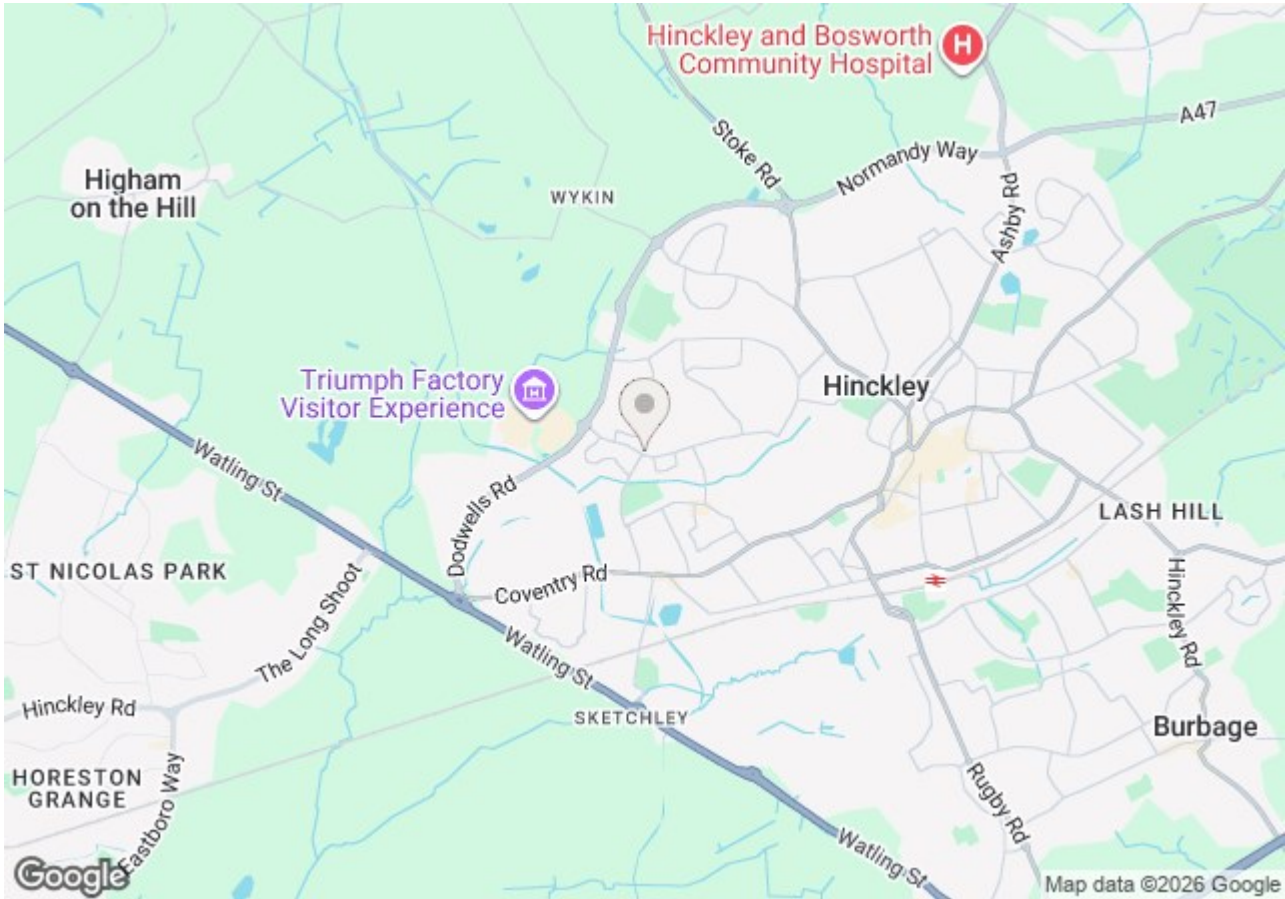
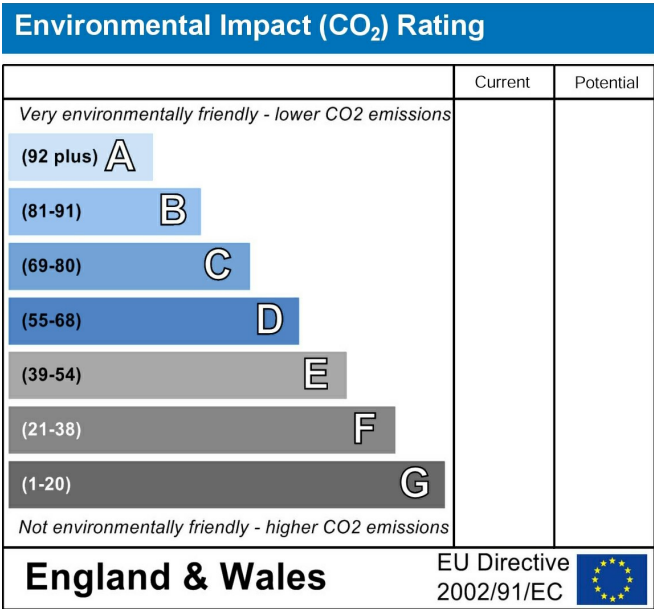
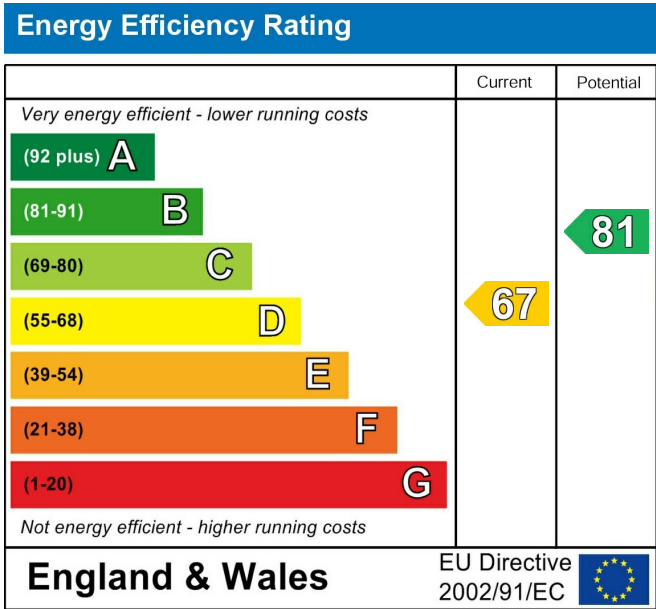






OUTSIDE - FRONT ELEVATION





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

		81
		67



Approximate total area⁽¹⁾
1141 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
