

CASTLE ESTATES

1982

A SPACIOUS AND WELL PRESENTED FOUR BEDROOMED TOWNHOUSE WITH PARKING AND GARAGE SITUATED IN A POPULAR RESIDENTIAL LOCATION



74 BEAMS MEADOW HINCKLEY LE10 0FY

£1,400 PCM

- Entrance Hall With Guest Cloakroom
- Separate Dining Room
- Three First Floor Bedrooms
- Master Bedroom With Ensuite Shower Room
- Easy To Maintain Gardens
- Attractive Lounge
- Well Fitted Kitchen
- First Floor Family Bathroom
- Off Road Parking & Garage
- Popular Residential Location



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**** AVAILABLE NOW ****

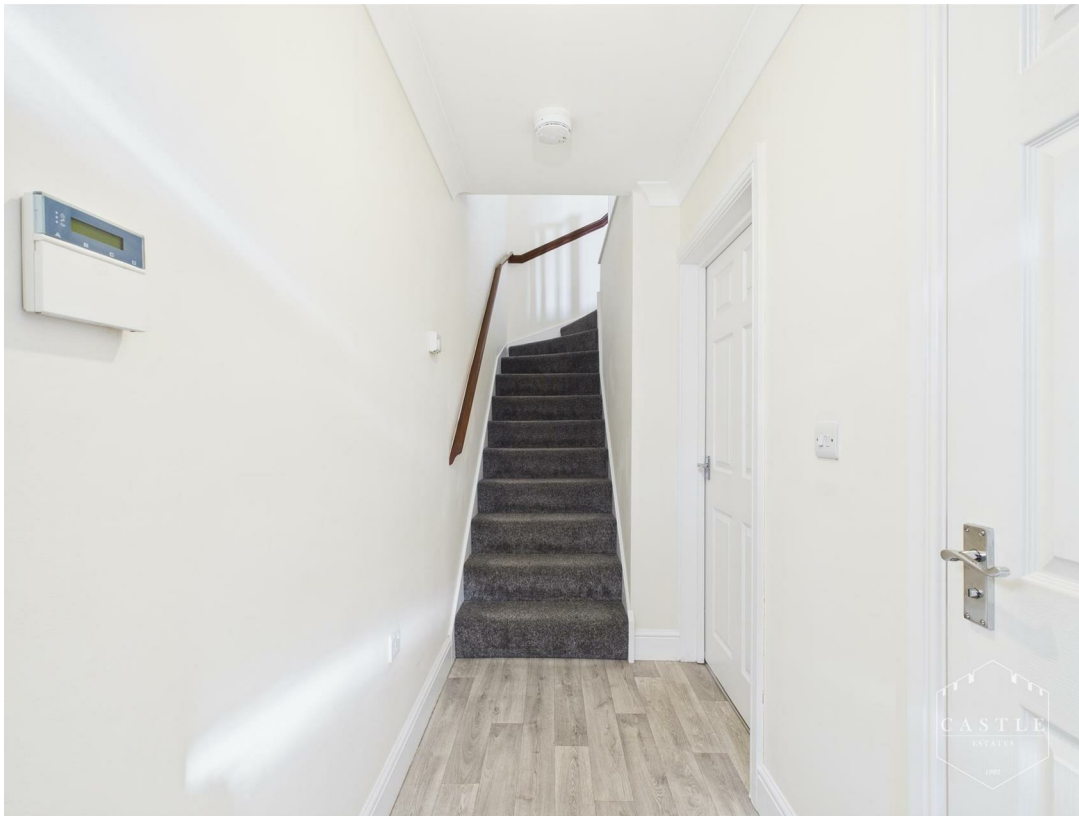
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

8'8 x 3'9 (2.64m x 1.14m)

having upvc double glazed front door, central heating radiator, wood effect flooring and staircase to First Floor Landing.



GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin, central heating radiator and wood effect flooring.



LOUNGE

17'4 x 11'8 (5.28m x 3.56m)

having upvc double glazed window to front, feature fireplace with inset fire and two central heating radiators.





DINING ROOM

8'6 x 8'5 (2.59m x 2.57m)

having wood effect flooring, central heating radiator and upvc double glazed French doors opening onto garden.



KITCHEN

8'5 x 7'3 (2.57m x 2.21m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space and plumbing for washing machine, central heating radiator, wood effect flooring, inset LED lighting and upvc double glazed window to rear.



FIRST FLOOR LANDING

10'8 x 3'8 (3.25m x 1.12m)

having spindle balustrading and central heating radiator.



BEDROOM TWO

11'11" x 8'11" (3.63m x 2.72m)

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



BEDROOM THREE

12'1 x 8'11 (3.68m x 2.72m)

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



BEDROOM FOUR

8'9 x 6'9 (2.67m x 2.06m)

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



BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

having panelled bath, pedestal wash hand basin, low level w.c., wood effect flooring, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



SECOND FLOOR LANDING

leading to

MASTER BEDROOM

18'8 x 12'9 (5.69m x 3.89m)

having central heating radiator, built in wardrobe and upvc double glazed window to front.



ENSUITE SHOWER ROOM

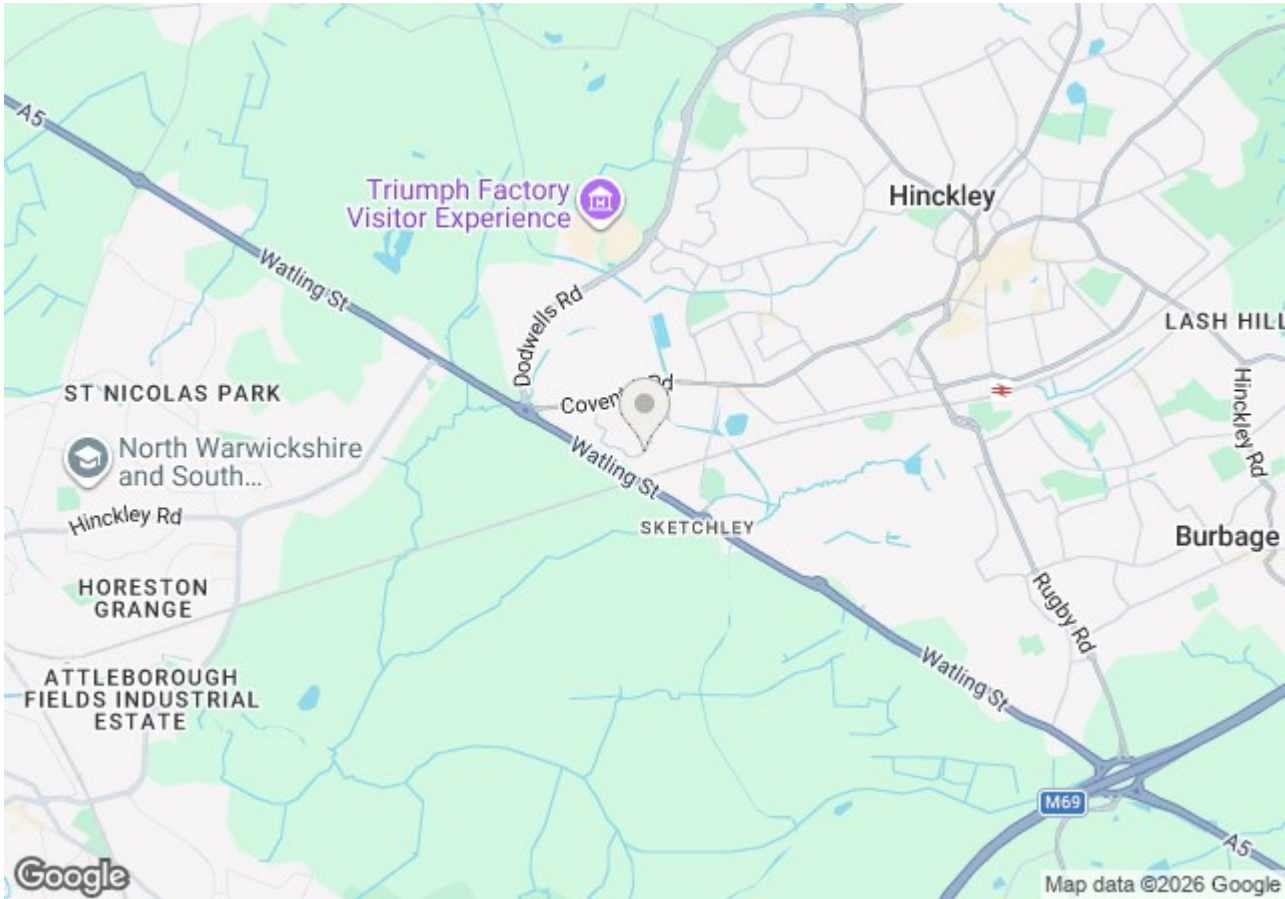
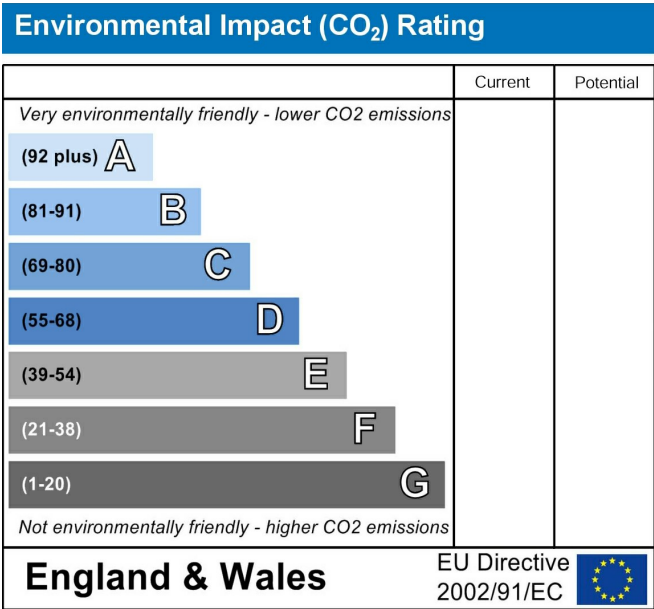
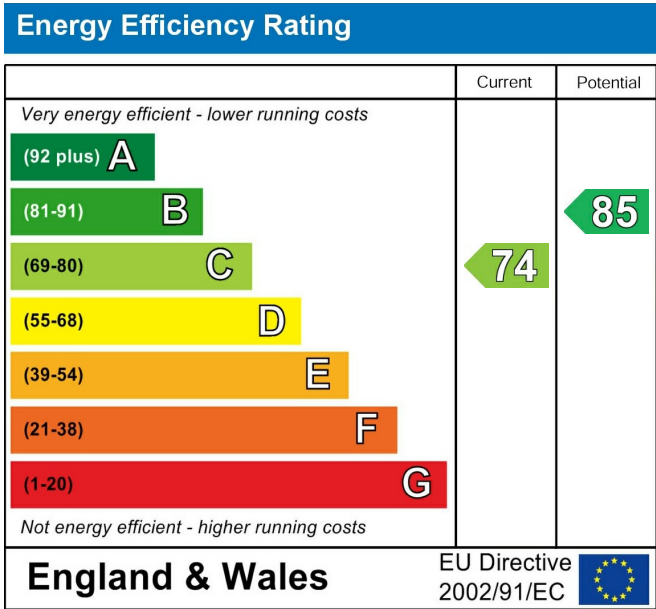
6'11 x 4'2 (2.11m x 1.27m)



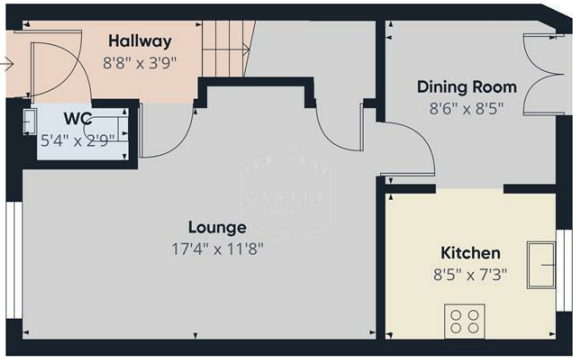
OUTSIDE

There is a foregarden. Rear vehicular access off Beams Meadow to the rear of the property with block paved parking for several cars and a BRICK BUILT GARAGE with up and over door, rear personal door, power and light. A hard landscaped rear garden with patio and well fenced boundaries.

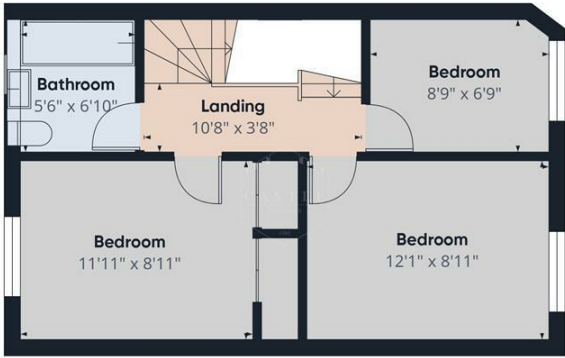




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) 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	



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1034 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
