CASTLE ESTATES

1982

AN ATTRACTIVE AND WELL APPOINTED THREE STOREY THREE BEDROOMED MID TOWNHOUSE WITH PARKING TO REAR SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



17 SANSOME DRIVE
HINCKLEY LE10 0YJ

Offers In The Region Of £270,000

- Entrance Hall With Guest Cloakroom
- Attractive Lounge Opening Onto Garden
- Family Bathroom
- Rear Access To Parking
- Popular & Convenient Residential Location
- Well Fitted Kitchen To Front
- Two First Floor Bedrooms
- Second Floor Master Bedroom With Ensuite
- Lawned Rear Garden
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

This well presented and spacious three storey mid townhouse must be viewed internally to fully appreciate its wealth of quality fixtures and fittings.

The accommodation enjoys good sized entrance hall with guest cloakroom off, well fitted kitchen to front and an attractive lounge opening onto rear garden. To the first floor there are two good sized bedrooms and a family bathroom. On the second floor is a master bedroom with ensuite. Outside the property has access to parking at the rear, lawned gardens front and rear.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

15'4 x 7 (4.67m x 2.13m)
having composite front door with obscure glass and central heating radiator. Feature 'dog leg' staircase to First Floor Landing.



GUEST CLOAKROOM

6'1 x 3'6 (1.85m x 1.07m)
having low level w.c., wash hand basin and central heating radiator.



KITCHEN

11'3 x 8'5 (3.43m x 2.57m)

having attractive 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 splashback and cooker hood over, integrated dishwasher, integrated washing machine, integrated fridge freezer, central heating radiator and upvc double glazed window to front.





LOUNGE

15'8 x 12'1 (4.78m x 3.68m)

having central heating radiator, tv aerial point and upvc double glazed French doors opening onto Garden.







FIRST FLOOR LANDING

15'6 x 7 (4.72m x 2.13m)
having spindle balustrading, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

15'9 x 11'8 (4.80m x 3.56m)

having central heating radiator, tv aerial point, upvc double glazed window to rear and French doors opening onto Juliette Balcony.







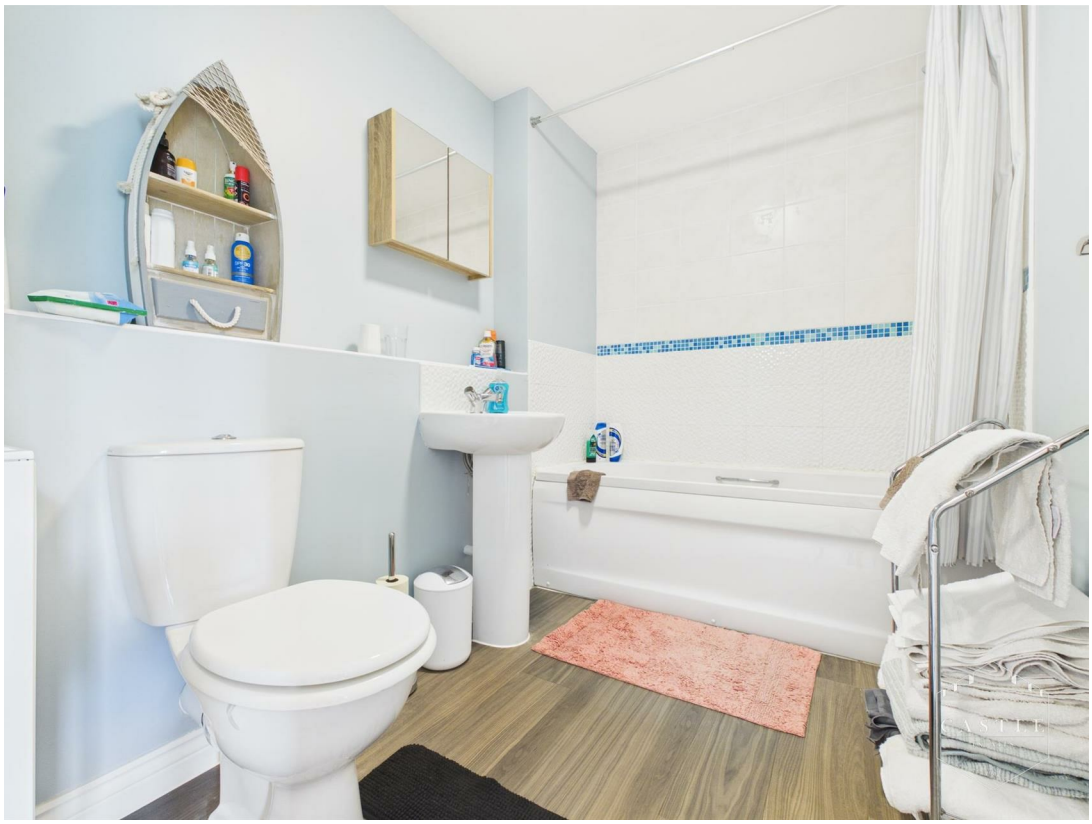
BEDROOM THREE

8'10 x 8'4 (2.69m x 2.54m)
having central heating radiator and upvc double glazed window to front.

FAMILY BATHROOM

8'5 x 5'7 (2.57m x 1.70m)

having panelled bath, low level w.c., pedestal wash hand basin, wood effect flooring, ceramic tiled splashbacks and central heating radiator.



SECOND FLOOR LANDING

MASTER BEDROOM

17'11 x 12'4 (5.46m x 3.76m)

having central heating radiator, access to the roof space, velux roof light and upvc double glazed window to front.







ENSUITE SHOWER ROOM

8'5 x 4'8 (2.57m x 1.42m)
having double shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks, wood effect flooring and velux roof light.



OUTSIDE

There is parking space to rear. A lawned rear garden with well fenced boundaries, patio area and gate to parking area.





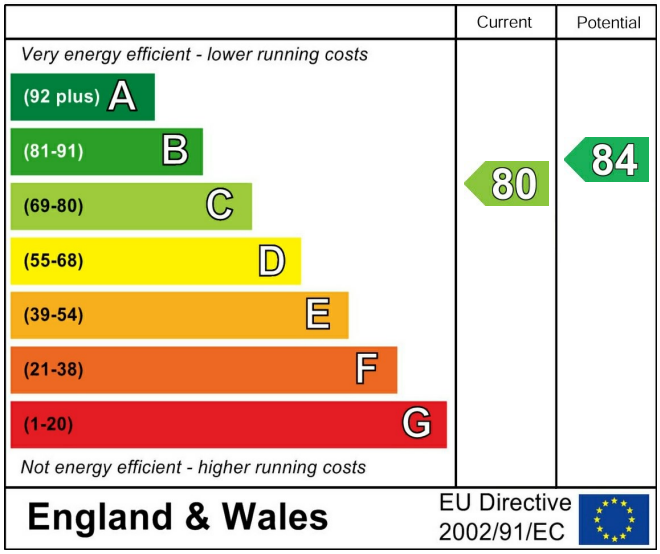




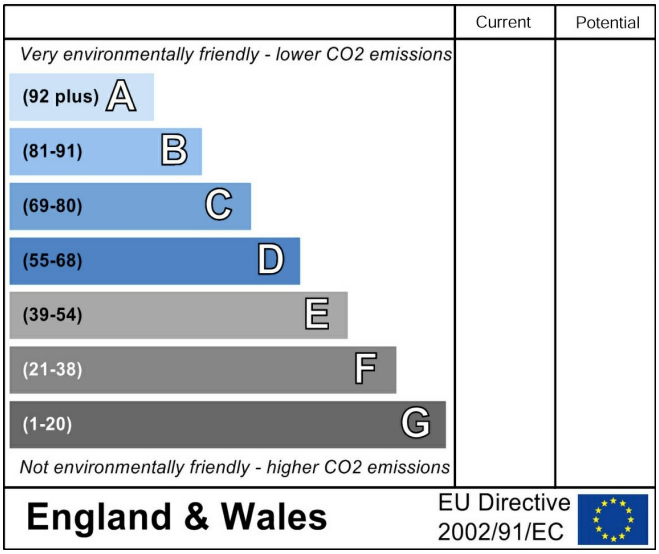
OUTSIDE - PARKING

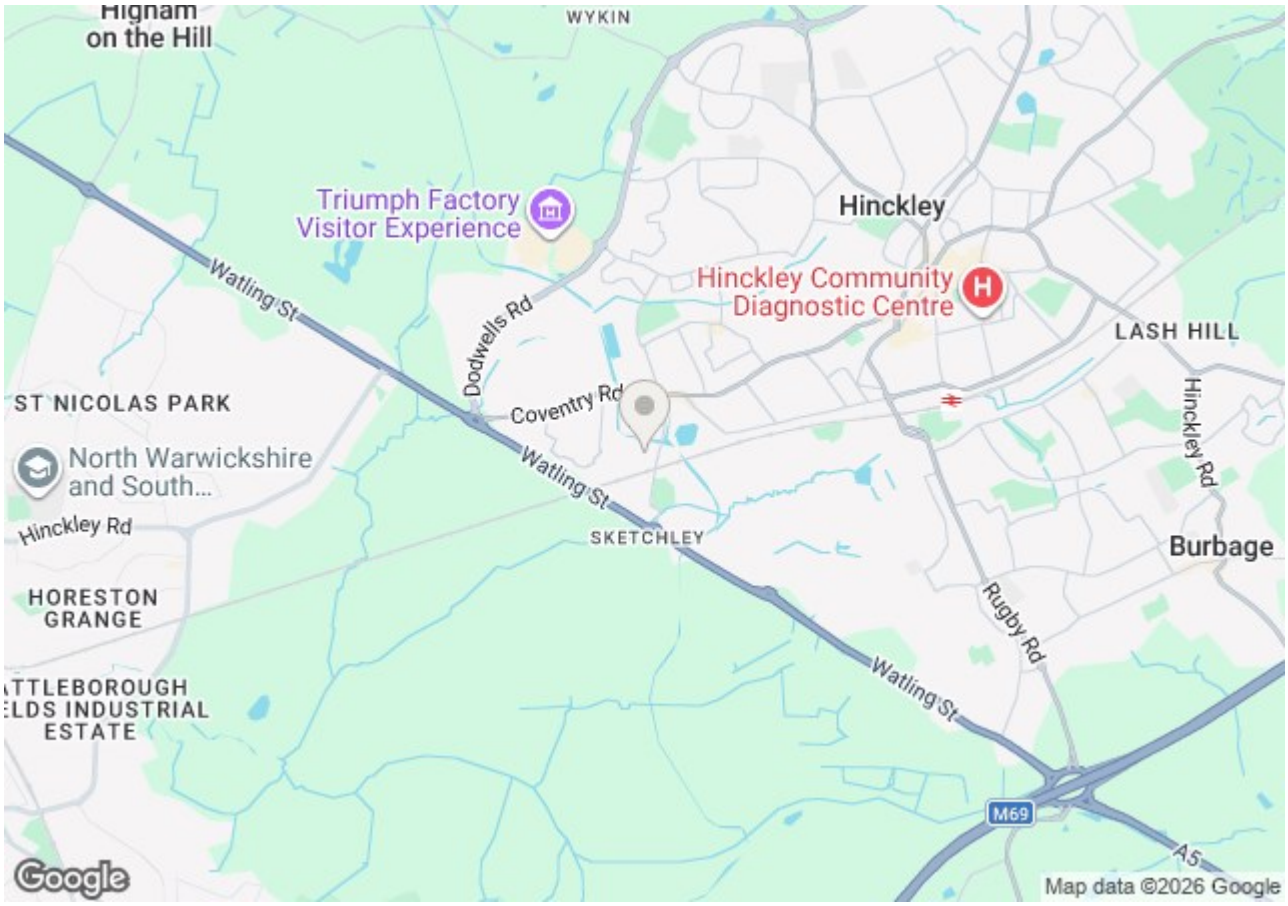


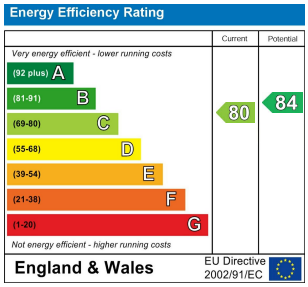
Energy Efficiency Rating

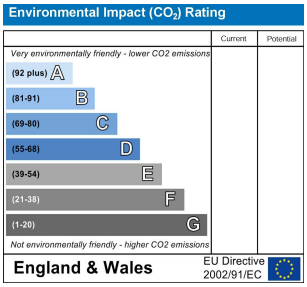


Environmental Impact (CO_2) Rating




Higham
on the Hill
WYKIN
Triumph Factory
Visitor Experience
Hinckley
Hinckley Community
Diagnostic Centre
Watling St
Dodwells Rd
LASH HILL
ST NICOLAS PARK
Coventry Rd
Hinckley Rd
North Warwickshire
and South...
Watling St
SKETCHLEY
Burbage
Hinckley Rd
HORESTON
GRANGE
Rugby Rd
TTLEBOROUGH
LDS INDUSTRIAL
ESTATE
Watling St
M69
A5
Google
Map data ©2026 Google


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
80
84
England & Wales
EU Directive 2002/91/EC


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Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
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Not environmentally friendly - higher CO2 emissions
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Hallway
7'0" x 15'4"
Living Room
15'8" x 12'1"
Kitchen
8'5" x 11'3"
WC
6'1" x 3'6"
Floor 0
Landing
7'0" x 15'6"
Bedroom
15'9" x 11'8"
Bedroom
8'4" x 8'10"
Bathroom
8'5" x 5'7"
Floor 1
Bedroom
12'4" x 17'11"
Bathroom
4'8" x 8'5"
Floor 2
S
E
W
N
Approximate total area(1)
1066 ft²
Reduced headroom
17 ft²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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