

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED AND WELL MAINTAINED THREE BEDROOMED  
DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT  
RESIDENTIAL LOCATION**



**25 LIVIA CLOSE  
HINCKLEY LE10 0FA  
Guide Price £310,000**

- Entrance Hall With Guest Cloakroom
- Attractive Lounge/Dining Room
- Two Further Bedrooms
- Ample Off Road Parking & Integral Garage
- Popular & Convenient Location
- Well Fitted Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Gardens
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This tastefully presented and well maintained detached family residence must be viewed to fully appreciate its wealth of attractive features.

The accommodation enjoys an entrance hall with guest cloakroom, well fitted kitchen to front and a spacious lounge/dining room with French doors opening onto rear garden. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and a family bathroom. Outside the property has ample off road parking, integral garage and lawned gardens front and rear.

It is situated in a popular residential location, close to local shops. Hinckley town centre is approximately one and half miles away with its larger shops, schools and amenities. The property is convenient for persons needing to commute via the A47 Northern Perimeter Road to the A5 and M69 junctions making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

## VIEWING

By arrangement through the Agents.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

17'4 x 3'4 (5.28m x 1.02m )

having composite front door and central heating radiator. Feature 'dog leg' spindle balustraded staircase to First Floor Landing.







### **GUEST CLOAKROOM**

having low level w.c., pedestal wash hand basin, central heating radiator and upvc double glazed window with obscure glass.



## KITCHEN

10'7" x 8'2" (3.05m'2.13m x 2.49m)

having attractive range of fitted 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, space for fridge freezer, central heating radiator, upvc double glazed window to front and upvc double glazed door to side with obscure glass.





**LOUNGE/DINING ROOM**

21'1 x 11 (6.43m x 3.35m )

having feature fireplace with inset fire, wooden surround, marble back and hearth, tv aerial point, two central heating radiators, upvc double glazed window to rear and French doors opening onto Garden.







## FIRST FLOOR LANDING

8'8 x 5'10 (2.64m x 1.78m )

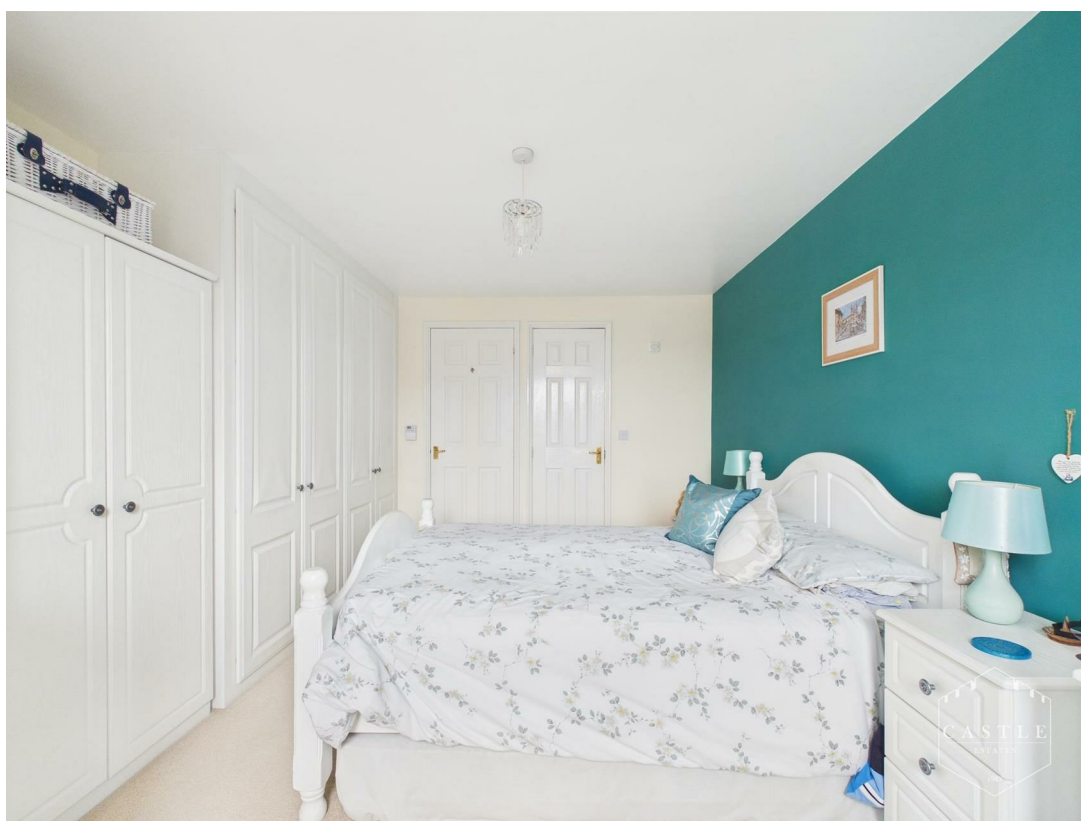
having feature spindle balustrading, central heating radiator, built in storage cupboard and access to the roof space.



## MASTER BEDROOM

15 x 10'9 (4.57m x 3.28m )

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front. Door to Ensuite Shower Room.







### ENSUITE SHOWER ROOM

7'4 x 5'2 (2.24m x 1.57m)

having modern white suite including corner shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, chrome heated towel rail, shaver point, extractor fan and upvc double glazed window to side with obscure glass.





## BEDROOM TWO

10'6 x 10'5 (3.20m x 3.18m )

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



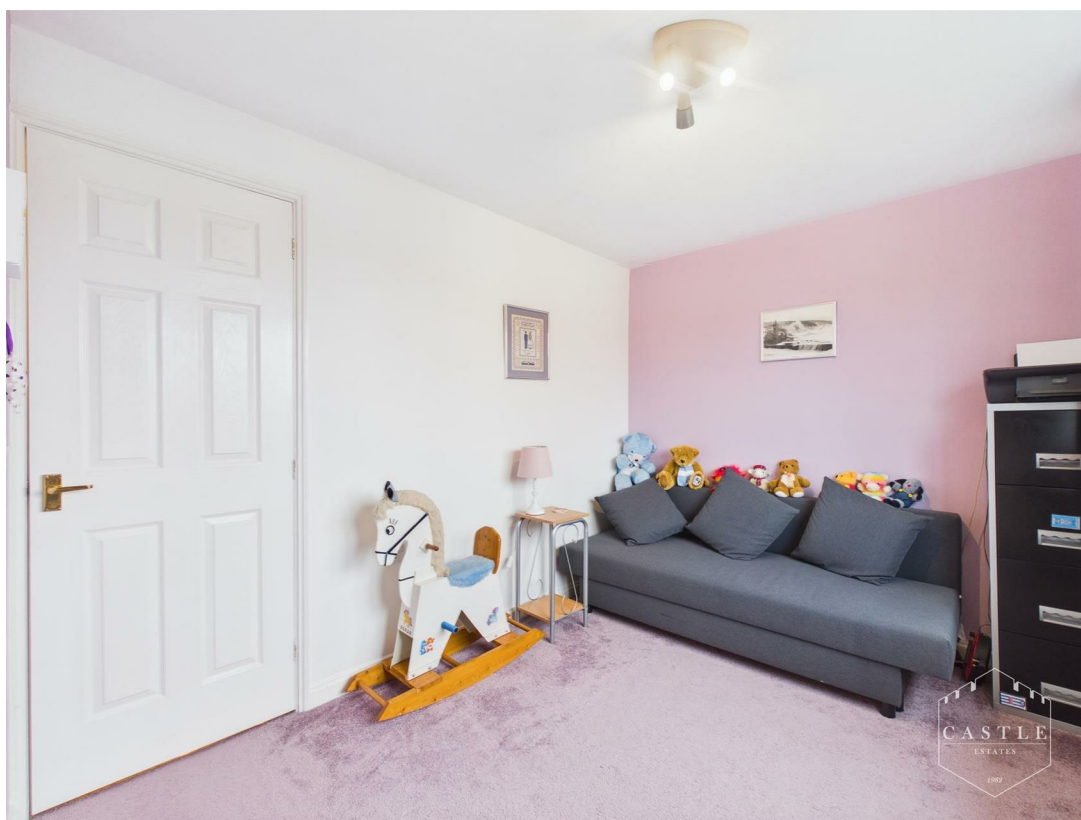




### BEDROOM THREE

13'1 x 8'3 (3.99m x 2.51m )

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





## BATHROOM

8' x 6'2 (2.44m x 1.88m )

having modern white suite including panelled bath with shower over and folding glass screen, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail, shaver point, extractor fan and upvc double glazed window to rear with obscure glass.





## OUTSIDE


There is direct vehicular access over a good sized driveway with standing for several cars leading to INTEGRAL GARAGE (18'1 X 8'6) with up and over door, power, light and door to Hall. A lawned foregarden. Pedestrian access to a fully enclosed rear garden with patio area, lawn, mature flower borders, feature shrubs and well fenced boundaries.




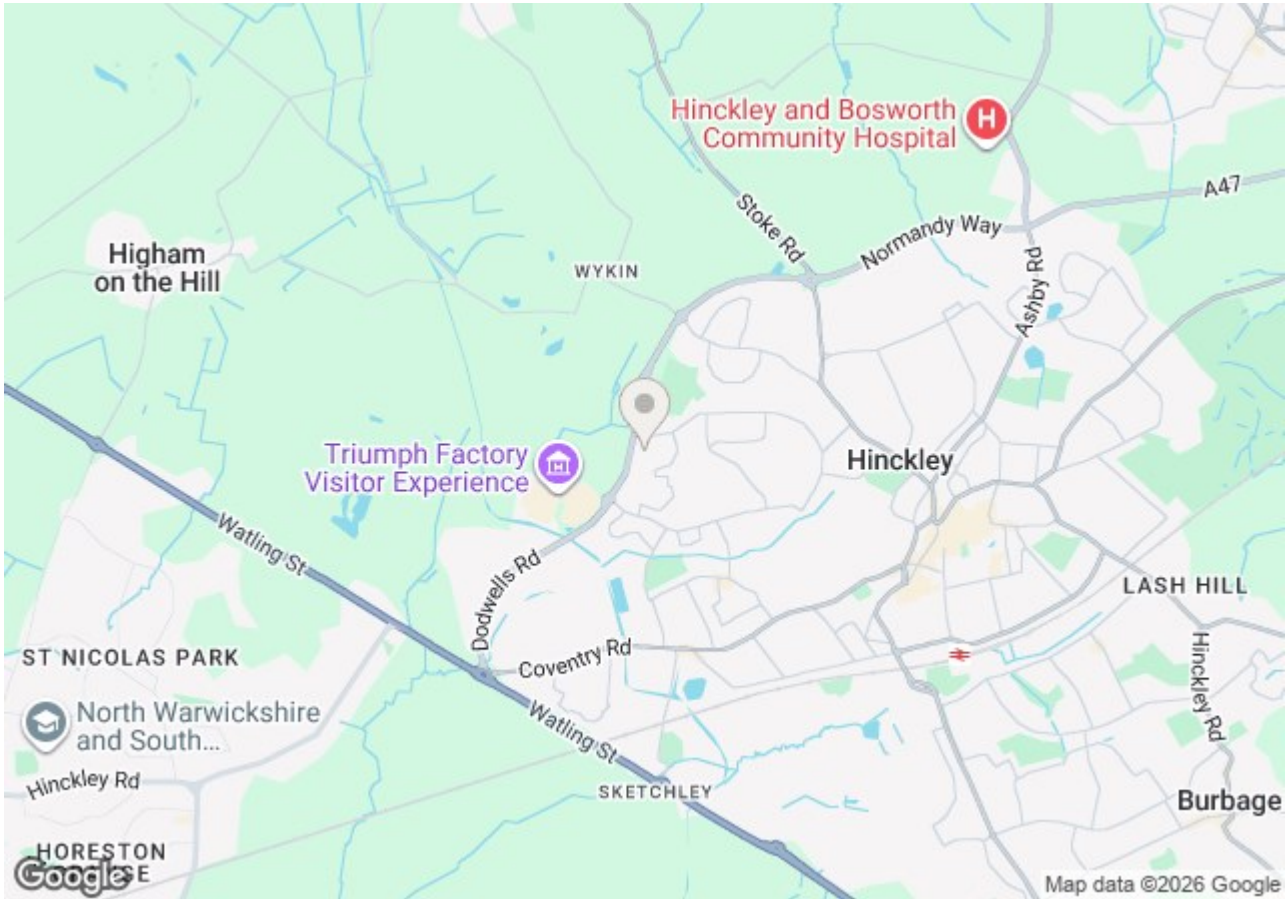




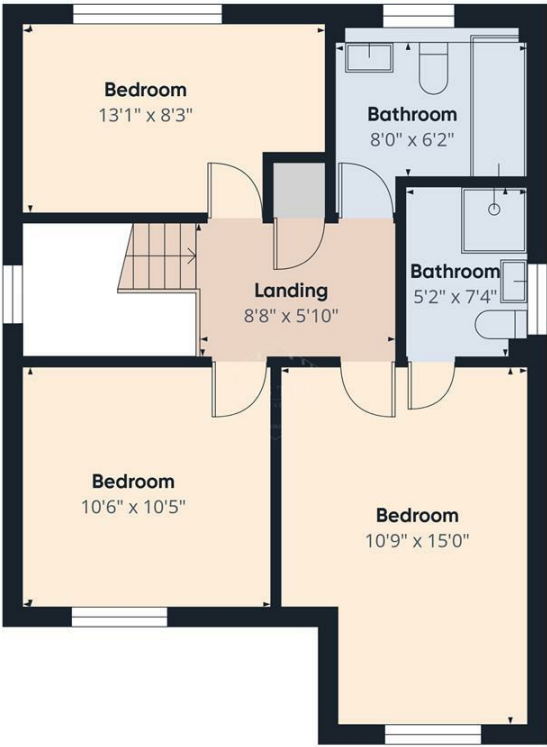
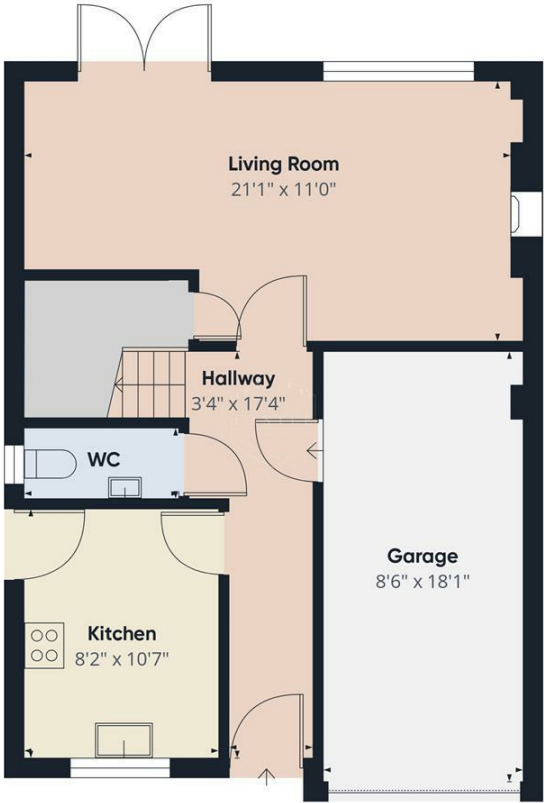


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>71</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area<sup>(1)</sup>  
1114 ft<sup>2</sup>

(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.

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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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