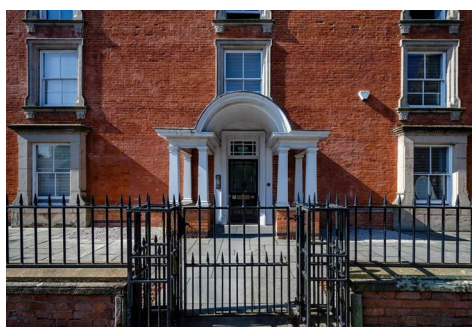




Apartment 5 Cedar Lawns Church Street, Hinckley, LE10 2DE

£209,950

Situated in the heart of Burbage's sought-after Conservation Area, directly opposite St Catherine's Church, this beautifully presented second-floor apartment forms part of an exclusive conversion of just five character apartments. Sympathetically restored whilst retaining a wealth of original charm, the property seamlessly combines period features with stylish contemporary finishes.

The split-level accommodation comprises an entrance, modern fitted kitchen, spacious living room, two double bedrooms and a well-appointed bathroom. Character features including exposed beams and sash windows create a bright and inviting home throughout.

Externally, the apartment benefits from one allocated parking space and access to communal grounds. Ideally positioned within walking distance of Burbage village centre and its excellent range of shops, cafés and amenities, this charming home would make an ideal first-time purchase, downsizing opportunity or investment.

Entrance

A welcoming entrance hallway providing access to the accommodation, a storage cupboard and two radiators.

Kitchen

A stylish fitted kitchen featuring an original-style sash window to the front aspect, fitted with a range of wall and base units with integrated appliances comprising an oven, hob, extractor hood, fridge freezer, washing machine and dishwasher. Finished with complementary work surfaces, an inset sink and radiator.

Hallway

With stairs rising to one of the bedrooms and doors to the second bedroom and bathroom. Radiator.

Lounge

A staircase rises to the bright and spacious living room which enjoys an abundance of natural light from an original-style sash window to the front aspect and two velux windows to the rear. The room benefits from ample space for both seating and dining furniture. Radiator.

Bedroom

A generous double bedroom positioned on the upper level, featuring exposed timber beams and an original-style sash window to the front aspect, creating a light and characterful space. Benefitting from a fitted wardrobe and radiator.

Bedroom

A generous double bedroom, featuring exposed timber beams and an original-style sash window to the rear aspect. Benefitting from a fitted cupboard and radiator.

Bathroom

A well-appointed bathroom fitted with a low-level WC, vanity wash hand basin and panelled bath with shower over and glazed screen. Further benefitting from a heated towel rail/radiator and wood-effect flooring.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
- * FREE market appraisal
- * REALISTIC valuations based on local market knowledge

- * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

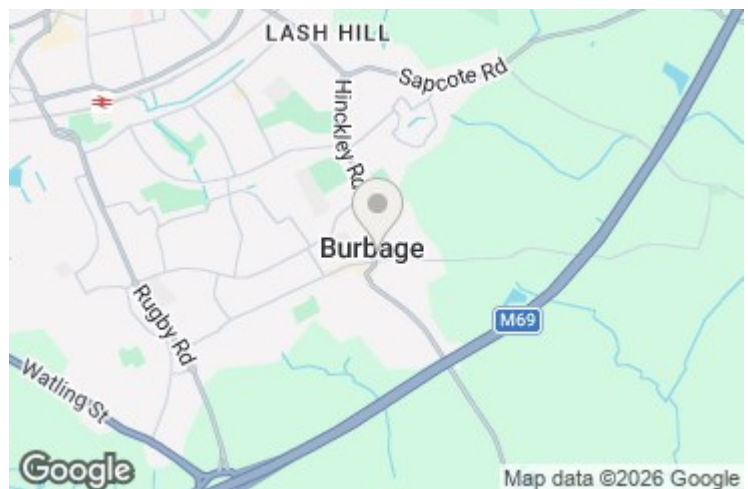
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

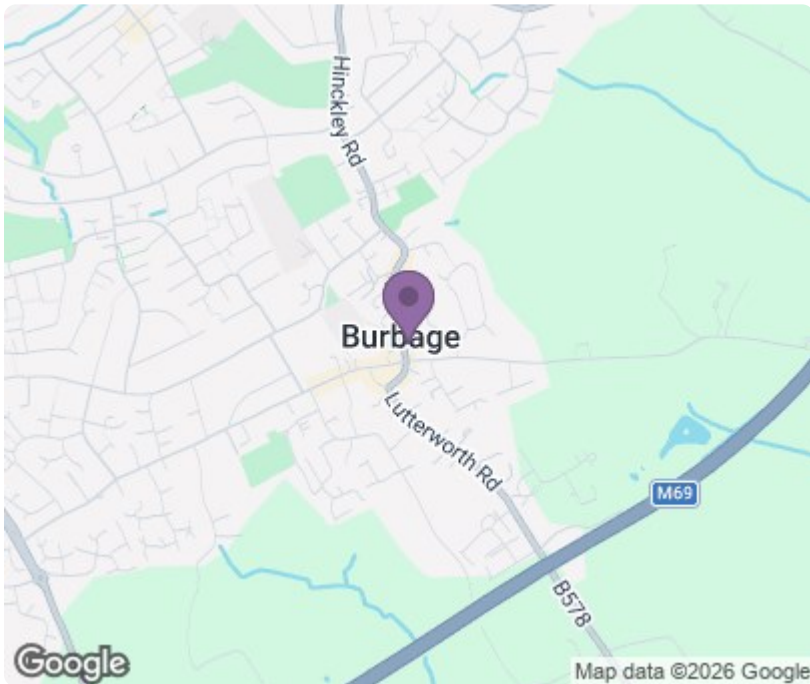


Second Floor

Approx. 97.1 sq. metres (1045.3 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 sq. feet)



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			
England & Wales		76	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		75	75
		EU Directive 2002/91/EC	