CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOMED SEMI-DETACHED FAMILY RESIDENCE WITH PRIVATE GARDEN SITUATED IN A SOUGHT AFTER AND CONVENIENT LOCATION. AVAILABLE LATE DECEMBER



14 STOCK DOVE CLOSE
HINCKLEY LE10 3FD

£1,350 Per Calendar Month

- AVAILABLE LATE DECEMBER
- Large Dining Kitchen
- Two Double Bedrooms
- Family Bathroom
- Low Maintenance Garden
- Spacious Lounge
- Guest Cloakroom
- Further Single Bedroom
- Well Appointed En Suite
- Sought After & Convenient Location

CASTLE ESTATES 1982

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www.castles-online.co.uk

Welcome to this stunning semi-detached house located in the desirable Stock Dove Close, Hinckley. This modern property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking extra space. The house features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in.

With two contemporary bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The property has been finished to a high standard, showcasing modern design and quality fixtures throughout. Its newness adds to the appeal, providing a fresh and inviting atmosphere.

Parking is a significant advantage, with space available for two vehicles, making it easy for you and your guests to come and go. The location is also advantageous, offering a peaceful residential setting while being conveniently close to local amenities and transport links.

This property is available in December. If you are looking for a stylish and comfortable home in Hinckley, this semi-detached house is not to be missed. Arrange a viewing today to experience all that this lovely property has to offer.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALLWAY

6'6" x 4'4" (1.99 x 1.33)
having composite front door and central heating radiator

LIVING ROOM

14'3" x 12'0" (4.35 x 3.67)
having UPVC windows to front with roman blinds, central heating radiator, TV and ethernet port.



KITCHEN DINER

6'4" x 15'6" (1.94 x 4.73)

having a range of dark blue wall cupboards and base units, white quartz worktops with matching upstand, UPVC windows and French doors to garden, central heating radiator, integrated fridge freezer, dishwasher and washing machine. Integrated oven, induction hob and extractor over. Ceramic tile flooring and adjustable spot lights. Gas fired central heating boiler.





GUEST CLOAKROOM

5'3" x 3'5" (1.62 x 1.06)

having ceramic tile flooring, low level w/c and wash basin



BEDROOM ONE

9'6" x 9'1" (2.9 x 2.77)

having UPVC windows to rear, central heating radiator, built in wardrobe with mirrored sliding doors





EN SUITE

8'1" x 3'11" (2.48 x 1.20)

having UPVC window with obscure glass, low level flush w.c. walk-in shower unit with mixer shower and black ladder style towel rail.



BEDROOM TWO

10'1" x 8'9" (3.08 x 2.68)
having UPVC windows to front, central heating radiator



BEDROOM THREE

7'5" x 6'6" (2.27 x 1.99)

having UPVC windows to front, central heating radiator, cupboard with over stair storage.



BATHROOM

7'9" x 5'6" (2.38 x 1.68)
having ceramic tiled flooring, w.c., hand basin, wall mounted vanity unit, bath with mixer shower



OUTSIDE

paved parking to the front of the property for two vehicles, small foregarden with side access to the rear garden, having patio areas, artificial lawn and border, well fenced boundaries and garden shed.



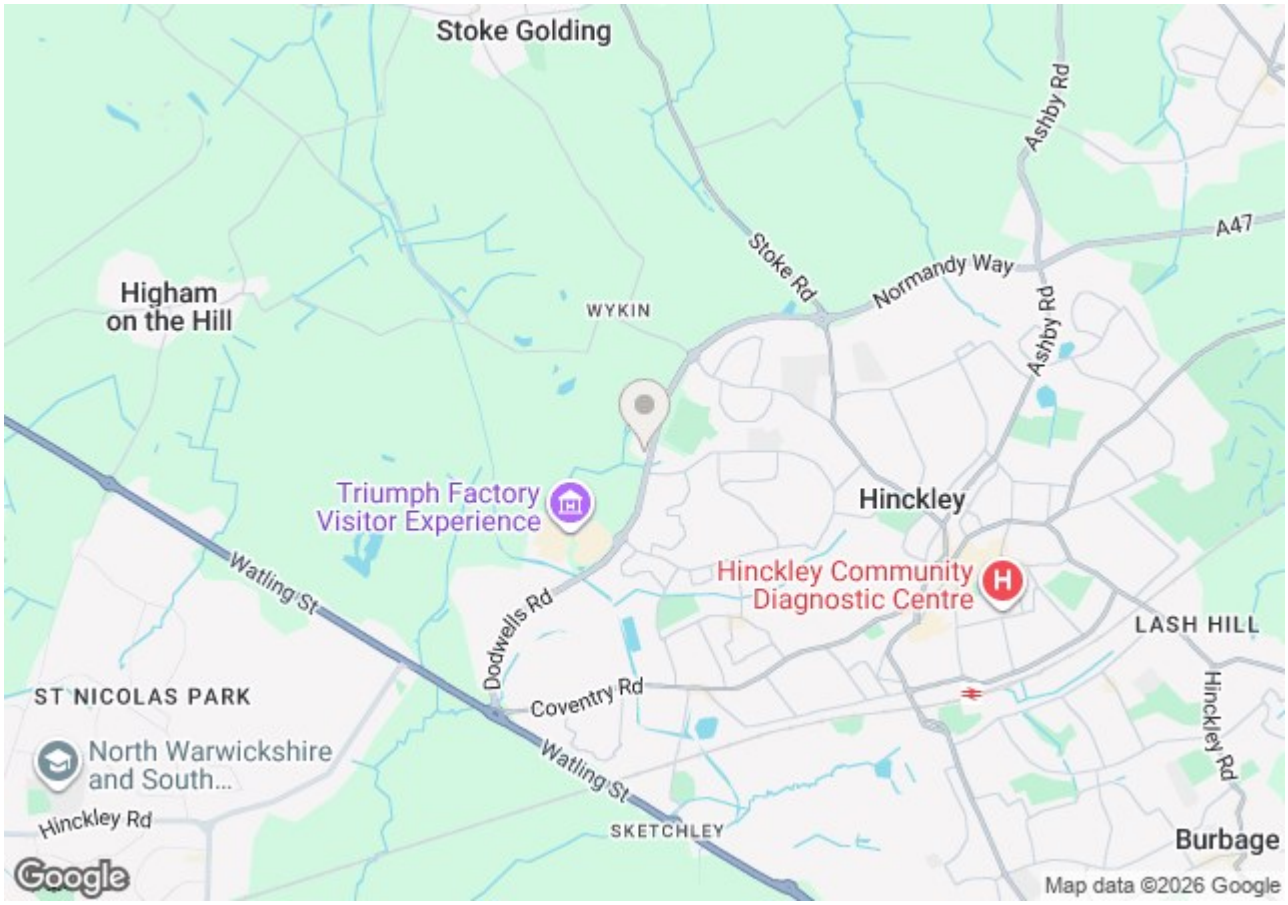


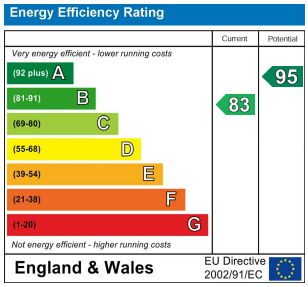
Energy Efficiency Rating

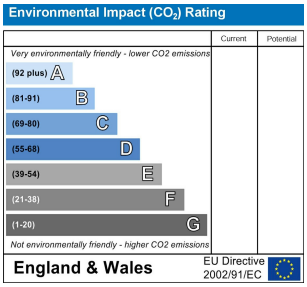
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		95
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	









Floor 0



Floor 1

Approximate total area(1)

71.3 m²

(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.

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