

CASTLE ESTATES

1982

AN ATTRACTIVE AND TASTEFULLY PRESENTED THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION



**18 KNAPTON CLOSE
HINCKLEY LE10 0EN**

Offers Over £300,000

- Entrance Hall With Guest Cloakroom
- Separate Dining Area
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Popular Residential Location
- Attractive Lounge To Front
- Well Fitted Kitchen
- Family Shower Room
- Well Tended Gardens
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** This attractive and well presented detached family residence must be viewed to fully appreciate its good sized accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts entrance hall with guest cloakroom, attractive lounge leading to dining room and a contemporary Shaker style kitchen. To the first floor there are three good sized bedrooms and a modern shower room. Outside the property has ample off road parking, integral garage and well tended mature gardens.

It is situated in a popular and convenient residential location, close to all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good indeed.

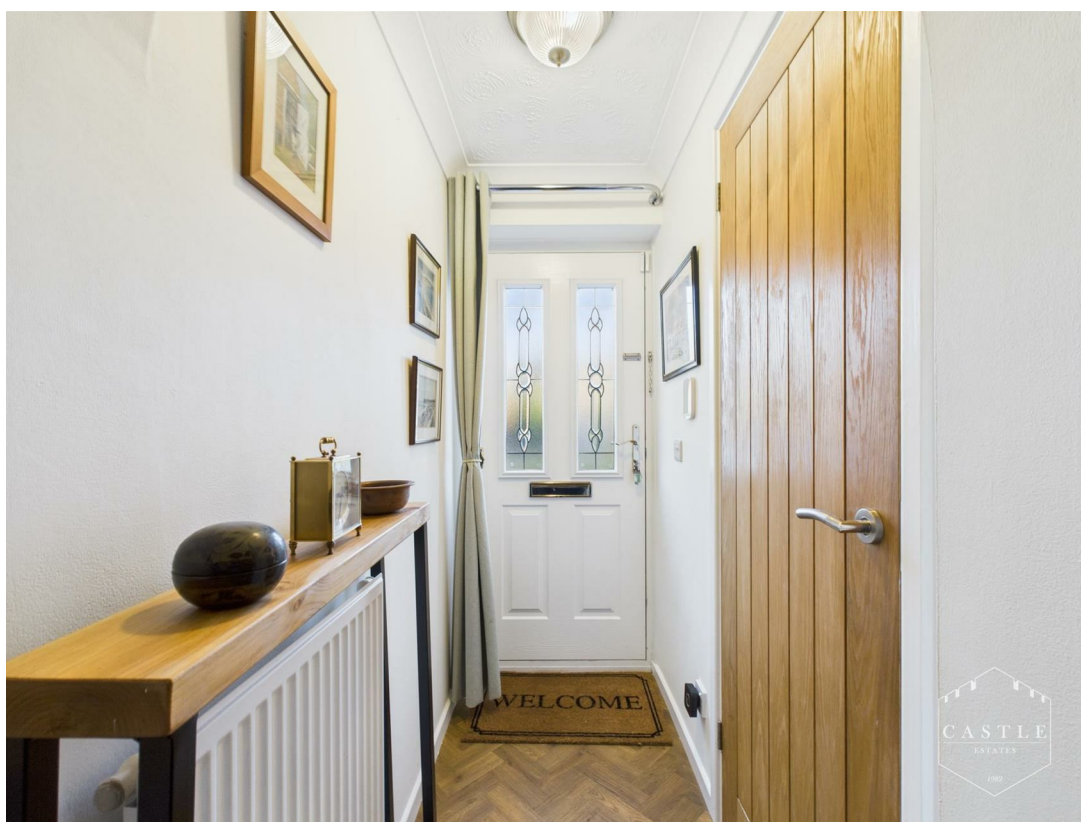
COUNCIL TAX BAND & TENURE

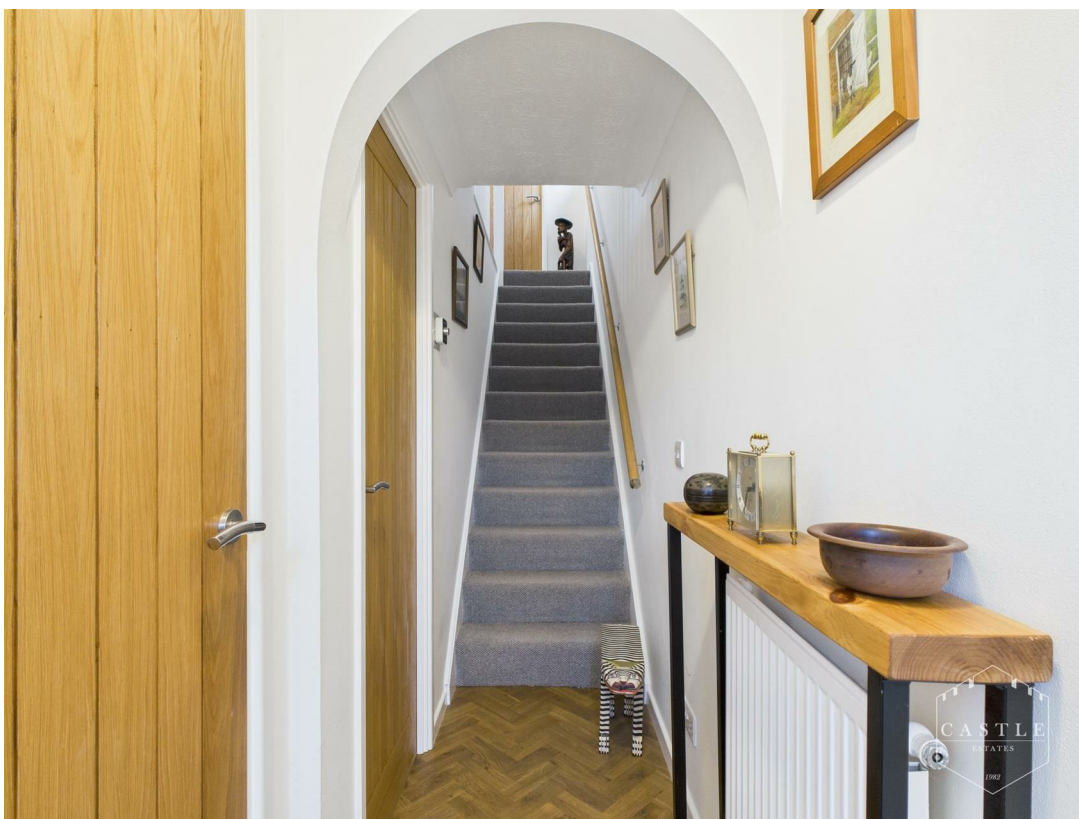
Hinckley and Bosworth Borough Council - Band C (Freehold).

ENTRANCE HALL

10'2" x 3'1" (3.10m x 0.94m)

having composite front door with double glazed leaded light windows, coved ceiling, central heating radiator and wood effect flooring. Staircase to First Floor Landing.

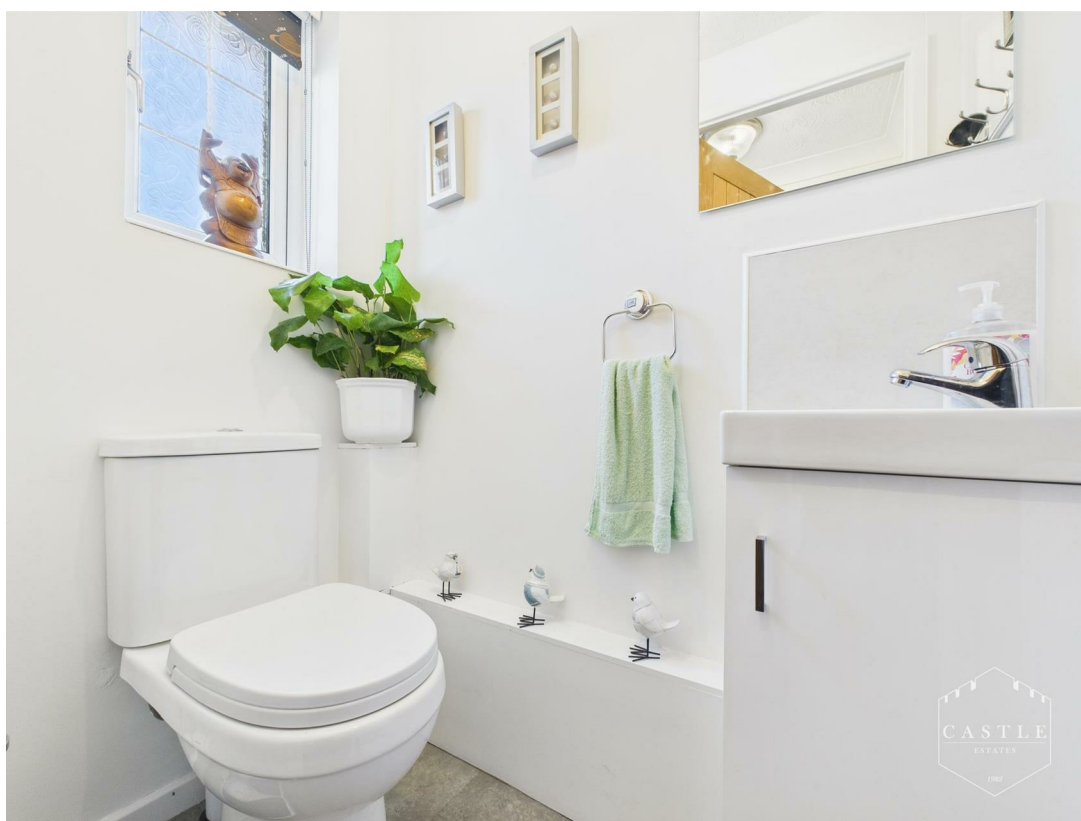




GUEST CLOAKROOM

5'2" x 3'0" (1.59m x 0.92m)

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



LOUNGE

15'6" x 12'0" (4.74m x 3.66m)

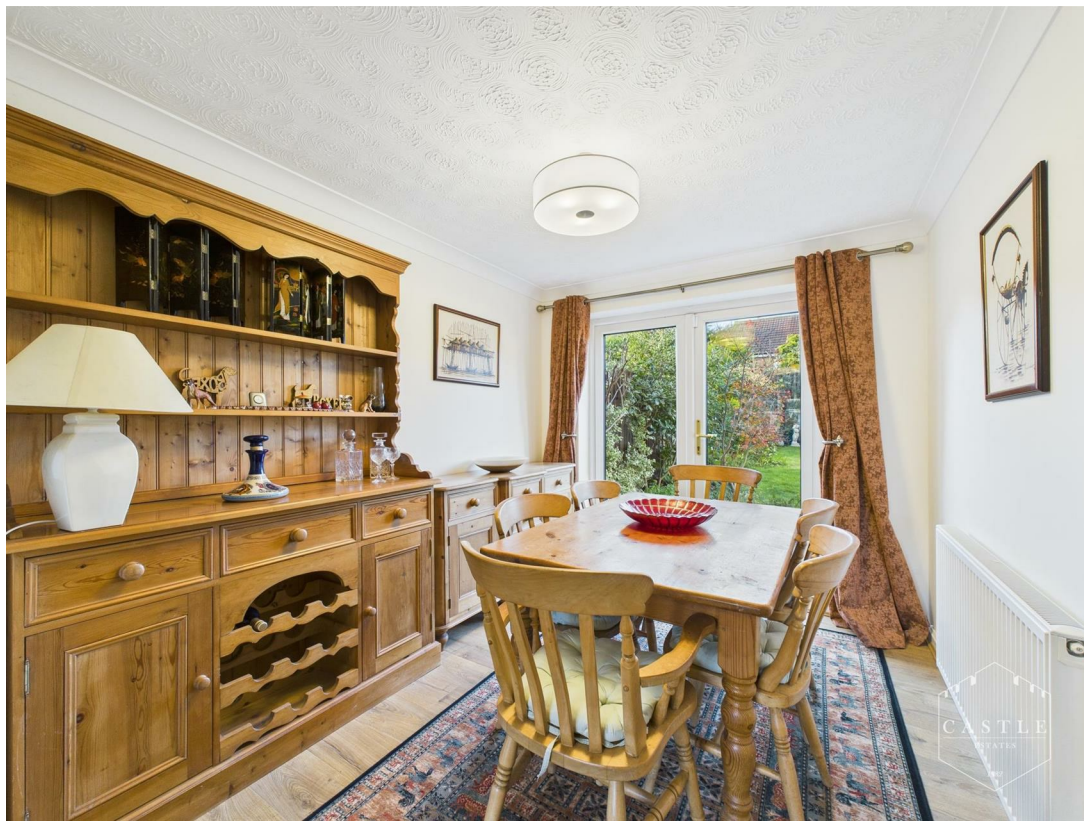
having upvc double glazed square bay window to front, central heating radiator, feature fireplace with ornate surround, inset fire, marble back and hearth, tv aerial point, coved ceiling and wood effect flooring. Archway to Dining Room.



DINING ROOM

10'0" x 8'6" (3.07m x 2.60m)

having central heating radiator, coved ceiling and wood effect flooring. Upvc double glazed French doors opening onto Rear Garden.



KITCHEN

15'0" x 11'4" (4.59m x 3.47m)

having an excellent range of contemporary Shaker style units including base units, drawers and wall cupboards, contrasting Butchers block work surfaces and upstand, inset sink with mixer tap, built in double oven, ceramic hob with splashback and cooker hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas fired boiler for central heating and domestic hot water, two central heating radiators and two upvc double glazed windows to rear. Fire door to Garage.

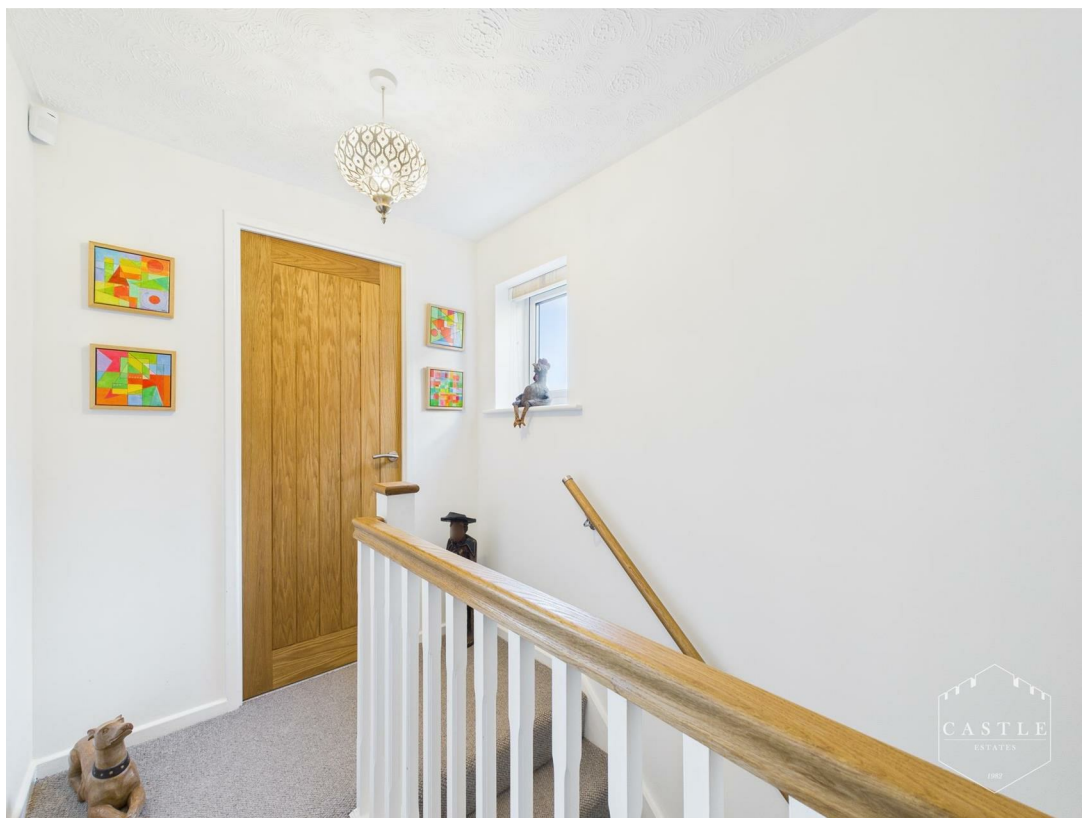




FIRST FLOOR LANDING

8'10" x 5'8" (2.70m x 1.75m)

having spindle balustrading, access to the roof space and upvc double glazed window to side.



BEDROOM ONE

11'10" x 9'2" (3.61m x 2.80m)

having attractive range of fitted wardrobes and bedside drawers, central heating radiator and upvc double glazed window to rear.



BEDROOM TWO

11'10" x 8'5" (3.61m x 2.57m)

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



BEDROOM THREE

8'11" x 6'5" (2.72m x 1.98m)

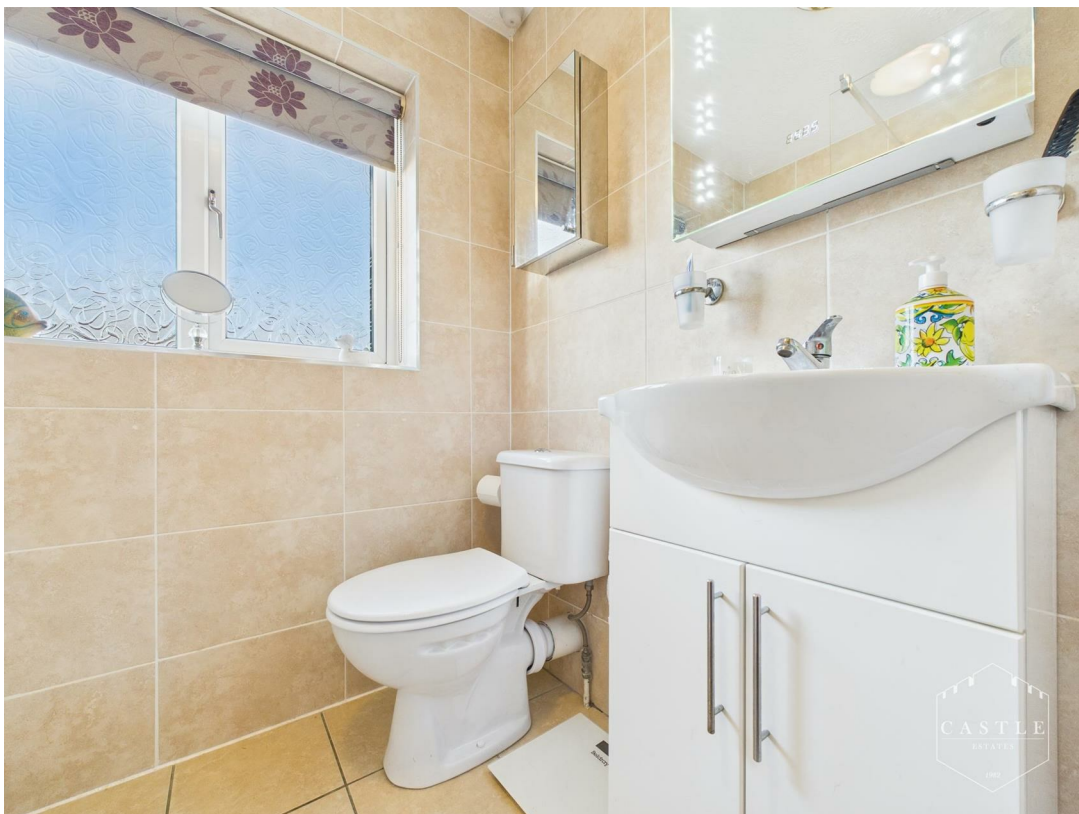
having central heating radiator and upvc double glazed window to front.



SHOWER ROOM

6'4" x 5'6" (1.95m x 1.69m)


having white suite including double shower cubicle with rain shower over, low level w.c., vanity unit with wash hand basin, fully tiled walls, ladder style heated towel rail, extractor fan and upvc double glazed window with obscure glass to rear.




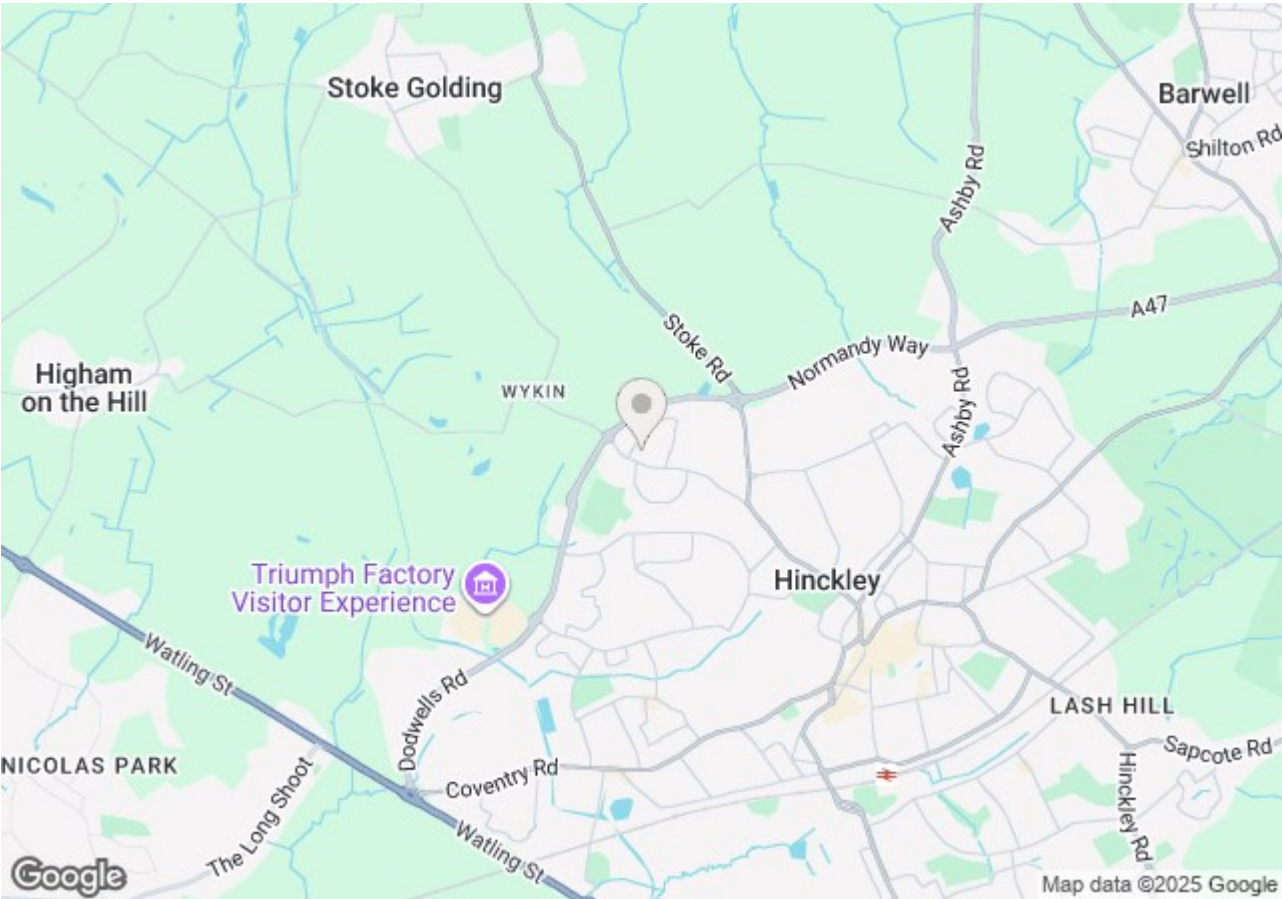
OUTSIDE


There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE (4.87m x 2.55m) with up and over door, power and light. Pebbled foregarden with mature shrubs. Pedestrian access to a fully enclosed rear garden with lawn, well fenced boundaries, mature shrubs and trees.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>67</div>	<div>83</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 

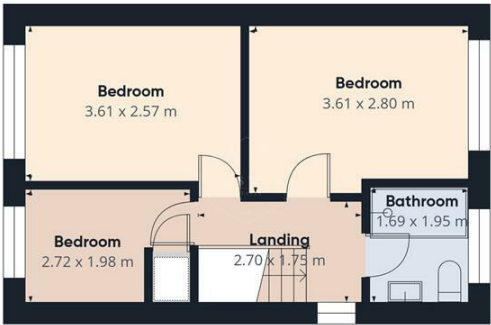
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
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Floor 0



Floor 1



Approximate total area⁽¹⁾
88.6 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.

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
