

# CASTLE ESTATES

1982

**A WELL APPOINTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE  
SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**46 PADDOCK WAY  
HINCKLEY LE10 0FJ**

**Offers In The Region Of £260,000**

- Entrance Hall With Guest Cloakroom
- Well Fitted Kitchen
- Two Further Bedrooms
- Parking & Garage
- Popular & Convenient Location
- Attractive Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Lawned Gardens To Front & Rear
- VIEWING ESSENTIAL



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**\*\* VIEWING HIGHLY RECOMMENDED \*\*** This well appointed semi detached family residence enjoys entrance vestibule with guest cloakroom off, attractive lounge to front and a good sized dining kitchen opening onto garden. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property has off road parking leading garage, lawned gardens front and rear.

It is situated just a short distance away from the A5 which links down to the M69 making travelling to Leicester, Coventry, Birmingham and other urban areas very good indeed. Hinckley town centre is approximately one mile away having a wide range of shops, schools and amenities.

### **VIEWING**

By arrangement through the Agents.

### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE VESTIBULE**

4 x 3'10 (1.22m x 1.17m )

having double glazed front door, central heating radiator and wood effect flooring.



## GUEST CLOAKROOM

4'9 x 3'10 (1.45m x 1.17m )

having low level w.c., pedestal wash hand basin, central heating radiator, wood effect flooring, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



## LOUNGE

16'9 x 11 (5.11m x 3.35m )

having upvc double glazed window to front, central heating radiator, tv aerial point, coved ceiling and under stairs storage cupboard. Feature 'dog leg' staircase to the First Floor Landing.



## DINING KITCHEN

15'4 x 8'7 (4.67m x 2.62m )

having 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 cooker hood over, space and plumbing for washing machine, space for fridge freezer, central heating radiator, upvc double glazed window to rear and French doors opening onto Garden.



## FIRST FLOOR LANDING

having spindle balustrading, coved ceiling, access to the roof space, built in cupboard and upvc double glazed window to side.



## MASTER BEDROOM

11'2 x 8'8 (3.40m x 2.64m )

having upvc double glazed window to front, built in wardrobes and central heating radiator. Door to Ensuite



## ENSUITE SHOWER ROOM

9'3 x 3'10 (2.82m x 1.17m )

having shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window to front with obscure glass.



## BEDROOM TWO

8'10 x 8'2 (2.69m x 2.49m )

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



### BEDROOM THREE

8 x 6'10 (2.44m x 2.08m )

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



## BATHROOM

6'6 x 5'6 (1.98m x 1.68m )

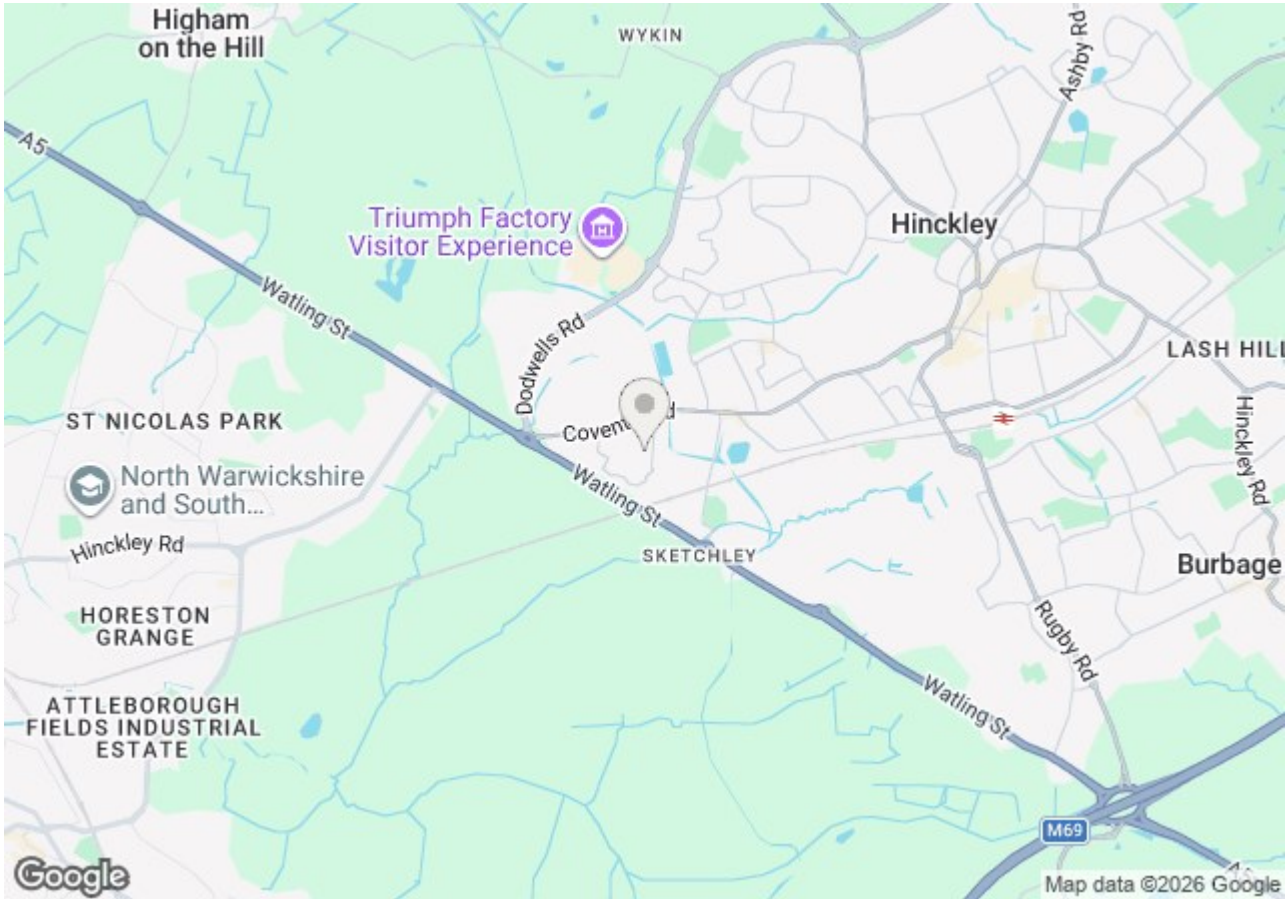
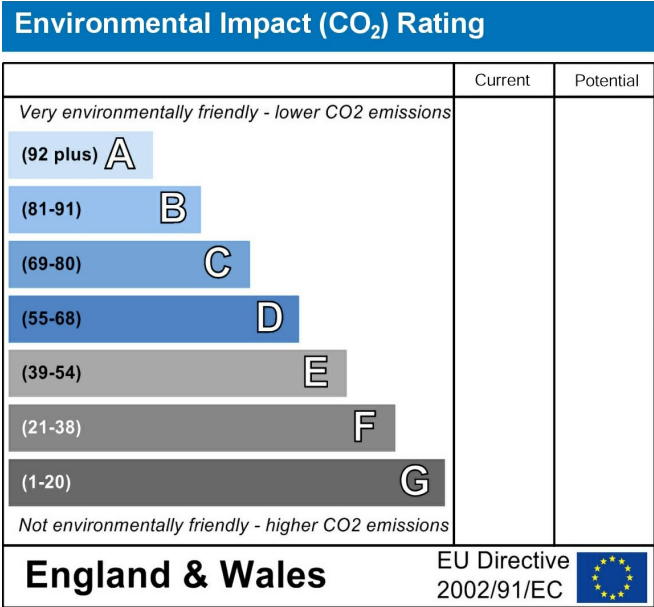
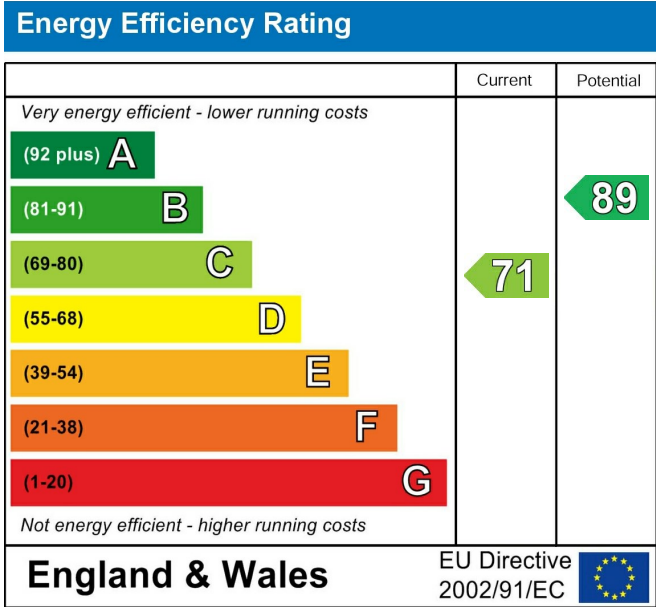
having panelled bath, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window to side with obscure glass.



## OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE (17'7 x 8'4). A lawned foregarden with mature shrubs and hedging. A fully enclosed rear garden with patio area, lawn and well fenced boundaries.





| Energy Efficiency Rating                    |  |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |
|---------------------------------------------|--|-------------------------|-----------------------------------------------------------------|--|-------------------------|
|                                             |  | Potential               |                                                                 |  | Potential               |
| Very energy efficient - lower running costs |  |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |
| (92 plus) A                                 |  | 71                      | (92 plus) A                                                     |  | 89                      |
| (81-91) B                                   |  |                         | (81-91) B                                                       |  |                         |
| (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                             |  | EU Directive 2002/91/EC | England & Wales                                                 |  | EU Directive 2002/91/EC |



## **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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