

CASTLE ESTATES

1982

A LARGE FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A SIZEABLE PLOT SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



**65 HINCKLEY ROAD
EARL SHILTON LE9 7LH**

Guide Price £300,000

- Entrance Porch To Sizeable Hall
- Separate Sitting/Dining Room
- Utility Room
- Occasional Bedroom/Hobbies Room In Attic Space
- Ample Off Road Parking
- Attractive Lounge
- Well Fitted Good Sized Kitchen
- Four Good Sized Bedrooms
- Family Bathroom
- Sizeable & Mature Lawned Rear Garden



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This large semi detached family residence stands on a sizeable plot and offers great potential for further improvement. Viewing is essential.

The accommodation enjoys entrance porch leading to sizeable hall, attractive lounge to front, further separate sitting/dining room, well fitted kitchen and utility room. To the first floor there are 3 good sized bedrooms and a family bathroom. The attic space is a useful area ideal for an occasional bedroom/hobbies room, this has access off bedroom two. Outside the property enjoys ample off road parking and a mature lawned rear garden with outbuilding.

It is situated in a sought after and convenient town centre location, ideal for 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 excellent.

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

having double doors to front and further door to Hall.

HALL

23'10" x 8'2" (7.27m x 2.51m)

having central heating radiator, coved ceiling, cupboard housing the electrics and upvc double glazed window to side. Staircase leading to First Floor Landing with useful storage beneath.



LOUNGE

14'11" x 12'2" (4.57m x 3.71m)

having original wood flooring, feature log burner, central heating radiator, tv aerial point, coved ceiling and upvc double glazed window to front.



SITTING/DINING ROOM

14'2" x 12'5" (4.34m x 3.79m)

having feature fireplace with gas fire, marble surround and hearth, tv aerial point, coved ceiling, central heating radiator and upvc double glazed French doors opening onto rear garden.



KITCHEN

14'2" x 10'11" (4.34m x 3.33m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel bowl sink with chrome mixer tap, space for rangemaster style cooker, laminated flooring, central heating radiator, coved ceiling and upvc double glazed window to rear. Door to Utility Room.



UTILITY ROOM

15'8" x 7'3" (4.78m x 2.22m)

having range of wall and base units, work surfaces with space and plumbing beneath for washing machine and dishwasher, space for fridge freezer, inset sink with chrome mixer tap, gas fired boiler for central heating and domestic hot water, tiled flooring and upvc double glazed door to side opening onto garden.



FIRST FLOOR LANDING

9'8" x 3'1" (2.95m x 0.94m)

having large storage cupboard.

BEDROOM ONE

15'1" x 12'3" (4.60m x 3.75m)

having built in wardrobes and drawers, original cast iron feature fireplace, coved ceiling, central heating radiator and upvc double glazed window to front.



BEDROOM ONE



BEDROOM TWO

14'2" x 10'11" (4.34m x 3.33m)

having central heating radiator, upvc double glazed window to rear. Stairs leading to ATTIC SPACE/OCCASIONAL BEDROOM OR HOBBIES ROOM



OCCASIONAL BEDROOM OR HOBBIES ROOM

20'11" max x 11'1" max (6.39m max x 3.40m max)

with restricted head height having under eaves storage and upvc double glazed window to side.



BEDROOM THREE

12'5" x 8'6" (3.79m x 2.60m)

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



OFFICE

8'10" x 5'4" (2.70m x 1.65m)

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



BATHROOM

8'3" x 8'1" (2.53m x 2.48m)

having low level w.c., panelled bath with mixer tap and electric shower over, vanity unit with wash hand basin, central heating radiator and upvc double glazed window to front with obscure glass.



OUTSIDE

There is direct vehicular access over a driveway with standing for several cars and further gravelled area ideal for additional parking. Gated side pedestrian access leading to a fully enclosed private garden with patio areas, mature lawn, well fenced boundaries. REAR OUTBUILDING and GREEN HOUSE.



OUTSIDE



OUTSIDE

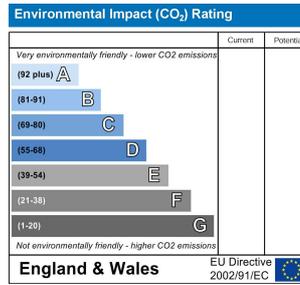
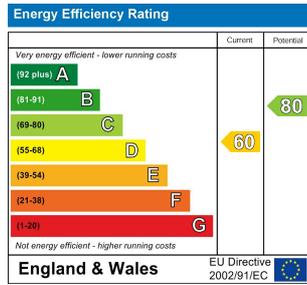


Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2

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
