

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL APPOINTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT LOCATION**



## **5 PORTER CLOSE HINCKLEY LE10 0YP**

**Offers In The Region Of £360,000**

- Entrance Hall
- Well Fitted Dining Kitchen
- Guest Cloakroom
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Lounge To Front
- Utility Room
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Gardens



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**\*\* VIEWING ESSENTIAL \*\*** This attractive detached property is situated in a popular cul-de-sac location, close to Hinckley town centre and its 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.

The accommodation enjoys an entrance hall, lounge to front, well fitted dining kitchen, utility room and a guest cloakroom. To the first floor there is a master bedroom with ensuite, three further bedrooms and a family bathroom. Outside the property has ample off road parking, integral garage and lawned gardens. Viewing is essential.

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

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

### **ENTRANCE HALL**

5'1" x 4'4" (1.55m x 1.33m )

having composite front door, central heating radiator and staircase to First Floor Landing.

### **LOUNGE**

15'1" x 10'11" (4.62m x 3.35m )

having upvc double glazed window to front, wood effect flooring and central heating radiator.







## DINING KITCHEN

17'8" x 10'10" (5.40m x 3.32m )

having an attractive range of modern fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven and grill, gas hob with splashback and cooker hood over, integrated fridge freezer, central heating radiator, wood effect flooring, upvc double glazed window and French doors opening onto Garden.







## UTILITY ROOM

7'4" x 6'3" (2.24m x 1.93m )

having range of matching units and work surfaces, inset sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, built in gas fired boiler for central heating and domestic hot water, wood effect flooring, central heating radiator and upvc double glazed door to Garden.



## GUEST CLOAKROOM

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



## FIRST FLOOR LANDING

10'2" x 3'2" (3.10m x 0.97m )

having access to the roof space and central heating radiator.

**MASTER BEDROOM**

13'8" x 10'9" (4.17m x 3.30m )

having central heating radiator and upvc double glazed window. Door to Ensuite Shower Room.



## ENSUITE SHOWER ROOM

6'5" x 5'6" (1.97m x 1.68m )

having shower cubicle, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.





**BEDROOM TWO**

12'4" x 9'6" (3.78m x 2.90m )

having central heating radiator and upvc double glazed window.



**BEDROOM THREE**

12'3" x 8'7" (3.75m x 2.64m )

having central heating radiator and upvc double glazed window.



## BEDROOM FOUR

13'6" x 8'8" (4.12m x 2.65m )

having central heating radiator and upvc double glazed window.





## BATHROOM

8'10" x 6'2" (2.70m x 1.90m )

having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks, upvc double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE (currently partition off - 2.90m x 2.25m & 3.36m x 2.86m ) with up and over door, power and light. A block paved foregarden. Pedestrian access to a fully enclosed lawned rear garden with decked area and well fenced boundaries.

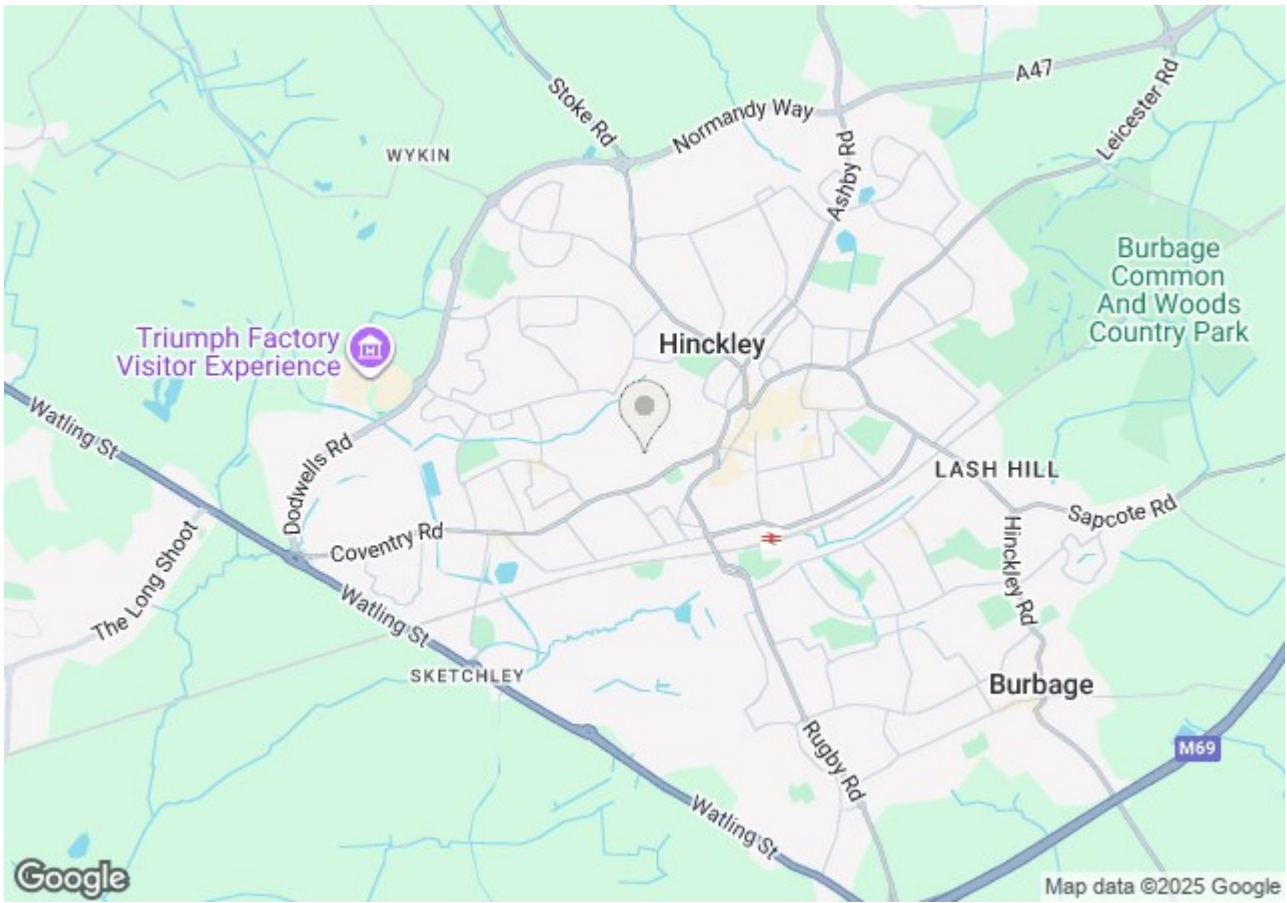


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

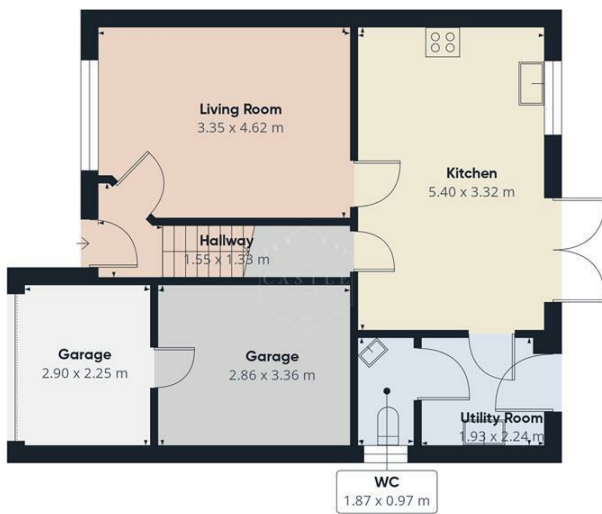
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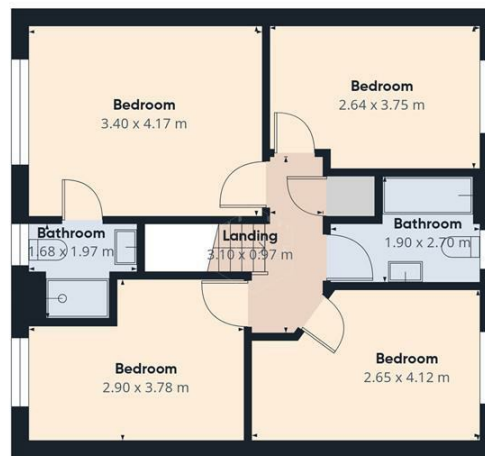


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
114.1 m<sup>2</sup>

(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

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