

# CASTLE ESTATES

1982

**A VERY SPACIOUS, TASTEFULLY PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**ALWYNE BULKINGTON ROAD  
WOLVEY LE10 3LA**

**No Onward Chain £500,000**

- Entrance Hall With Guest Cloakroom
- Separate Good Sized Dining Room
- Well Fitted Kitchen & Utility Room
- Two Further Double Bedrooms
- Ample Off Road Parking & Double Garage
- Spacious Through Lounge
- Family Room/Bedroom Four
- Master Bedroom With Ensuite
- Family Bathroom
- Sizeable Lawned Gardens Front & Rear



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**\*\* NO CHAIN - VIEWING ESSENTIAL \*\*** A very spacious, well appointed detached family residence standing on a good sized plot with ample off road parking, double garage and a private lawned rear garden.

The accommodation boasts entrance porch to hall with guest cloakroom off, family room/bedroom four, spacious through lounge, separate dining room, well fitted shaker style kitchen and utility room. To the first floor there is a master bedroom with ensuite, two further double bedrooms and a family bathroom.

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

Rugby - Band F (Freehold).

### **ENTRANCE PORCH**

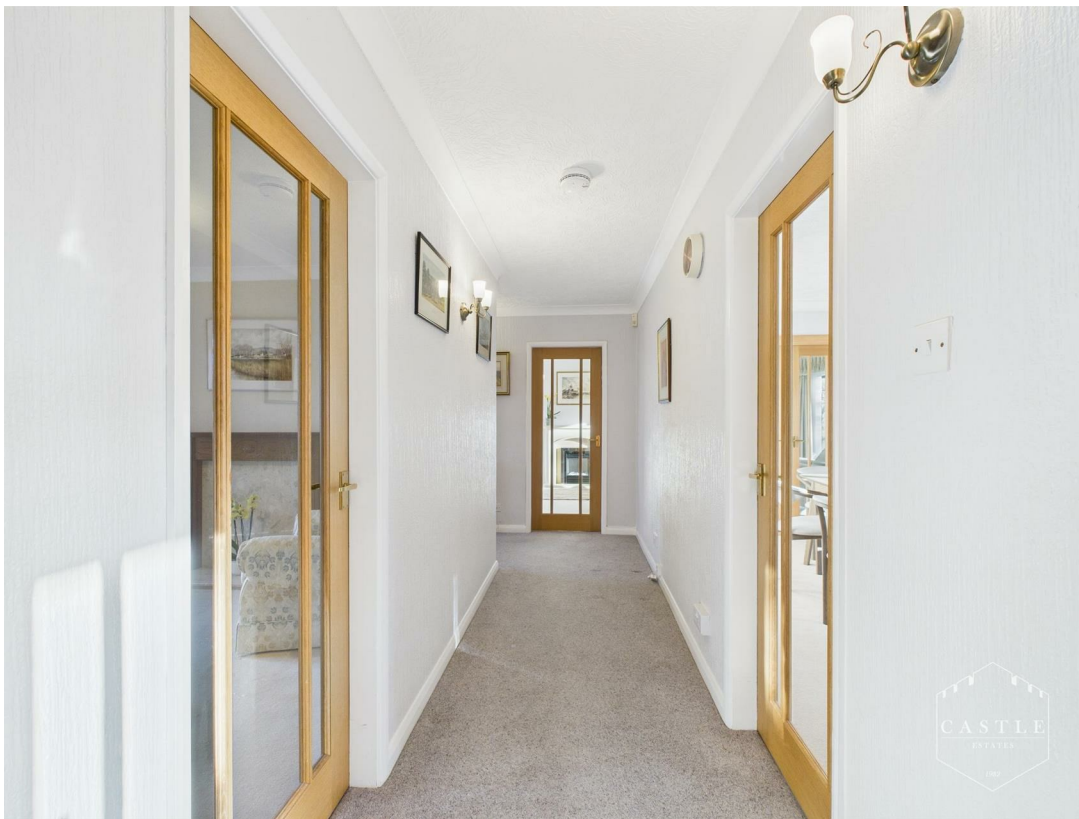
4'3" x 4'2" (1.30m x 1.29m )

having composite front door with feature leaded lights. Door to Hall.

### **HALL**

17'8" x 4'1" (5.40m x 1.25m )

having central heating radiator, wall light points and coved ceiling.



## GUEST CLOAKROOM

6'2" x 4'11" (1.90m x 1.50m )

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





## FAMILY ROOM/BEDROOM FOUR

11'5" x 9'10" (3.49m x 3m)

having feature wooden fireplace with marble back and hearth, central heating radiator, coved ceiling and upvc double glazed window to front.





## LOUNGE

24'8" x 12'0" (7.53m x 3.66m )

having feature stone fireplace with inset fire, wall light points, coved ceiling, central heating radiator, upvc double glazed window to front and upvc double glazed sliding doors opening onto rear garden. Double doors leading to Dining Room.





## DINING ROOM

14'0" x 9'10" (4.28m x 3m )

having central heating radiator, coved ceiling and upvc double glazed bow window overlooking rear garden.







## KITCHEN

13'10" x 9'11" (4.24m x 3.03m )

having an attractive range of fitted Shaker style units including ample base units, drawers and wall cupboards, contrasting work surfaces and inset with mixer tap, ceramic tiled splashbacks, built in oven, gas hob with cooker hood over, integrated dishwasher, breakfast bar, central heating radiator, inset LED lighting, wood effect flooring and upvc double glazed window to rear.





## REAR PORCH

having upvc double glazed side window and door with obscure glass. Door to Utility Room.



## UTILITY ROOM

9'3" x 6'11" (2.82m x 2.13m )

having base and wall units and inset sink, gas fired boiler for central heating and domestic hot water, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass. Fire door to Double Garage.



## FIRST FLOOR STUDY LANDING

13'3" x 7'5" (4.06m x 2.28m )

having range of quality fitted cupboards, shelving and desk, central heating radiator, coved ceiling and upvc double glazed window.







### MASTER BEDROOM

18'8" x 11'11" (5.69m x 3.65m )

having excellent range of quality fitted furniture including wardrobes and dressing table, central heating radiator and upvc double glazed window.







## ENSUITE SHOWER ROOM

8'11" x 6'7" (2.72m x 2.02m )

having fully tiled shower cubicle with shower over, integrated low level w.c., vanity unit with wash hand basin, concertina style central heating radiator, chrome heated towel rail, ceramic tiled splashbacks, extractor fan and upvc double glazed window with obscure glass.



## BEDROOM TWO

14'1" x 8'5" (4.30m x 2.59m )

having fitted wardrobes, central heating radiator and upvc double glazed window.





### BEDROOM THREE

13'11" x 8'5" (4.26m x 2.58m )

having fitted wardrobes, central heating radiator and upvc double glazed window.

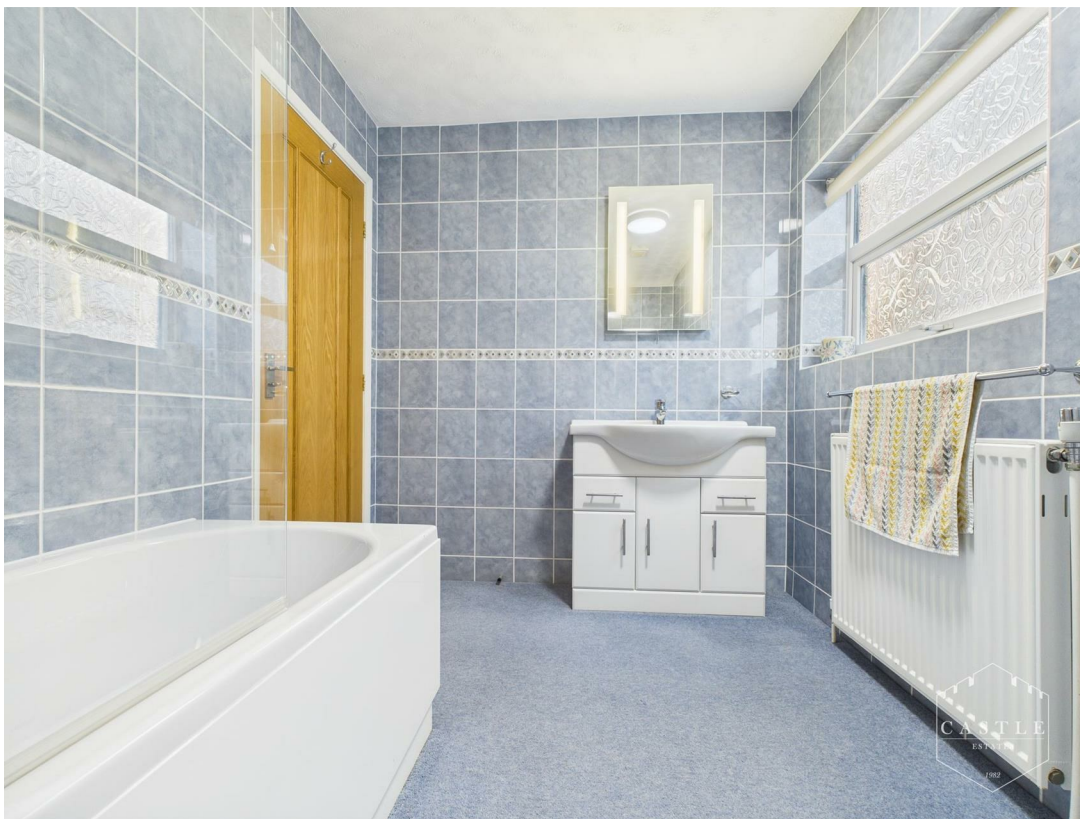




## FAMILY BATHROOM

9'4" x 6'11" (2.87m x 2.12m )

having panelled bath with shower over and glass screen, low level w.c., vanity unit with wash hand basin, central heating radiator, fully tiled walls, extractor fan and upvc double glazed window with obscure glass.





## OUTSIDE

There is direct vehicular access over a large block paved driveway with ample off road parking leading to DOUBLE GARAGE. A lawned and pebbled foregarden with mature shrubs. Pedestrian access via side gate leading to a fully enclosed and private rear garden with patio area, lawn, mature trees, flower and shrub borders, well fenced boundaries and outside lighting.












## DOUBLE GARAGE


19'11" x 16'0" (6.08m x 4.89m )

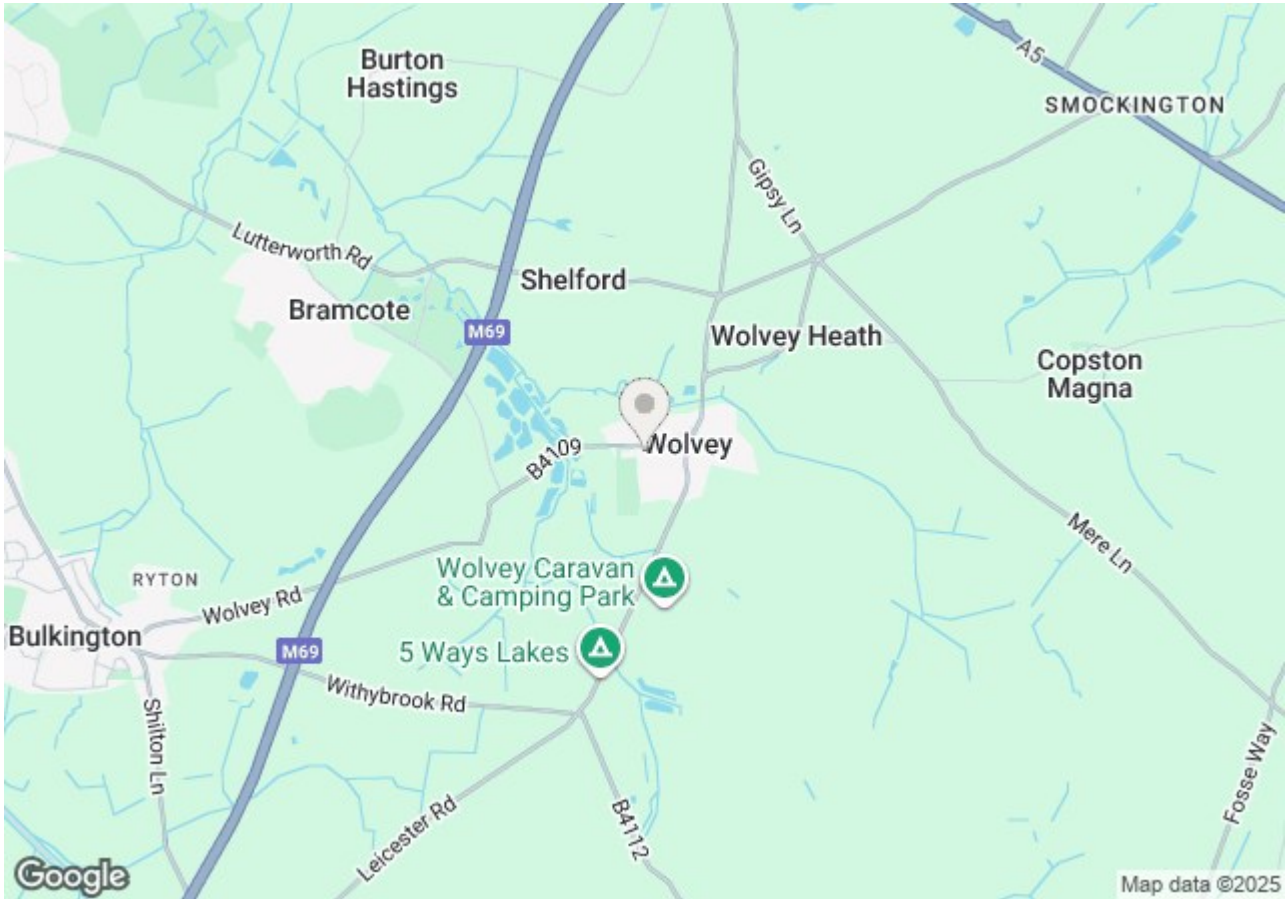
having electric door to front, power, light and useful roof storage space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
191.3 m<sup>2</sup>  
Reduced headroom  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

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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