

# CASTLE ESTATES

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**A WELL PRESENTED AND MUCH IMPROVED TWO/THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH OPEN COUNTRYSIDE VIEWS TO THE FRONT AND REAR SITUATED IN A MOST SOUGHT AFTER SEMI-RURAL LOCATION**



**33 NUNEATON LANE  
HIGHAM-ON-THE-HILL CV13 6AD**

**Guide Price £230,000**

- Entrance Hall
- Separate Dining Room
- Useful Utility Room
- Ensuite Shower Room & Family Bathroom
- Ample Parking & Detached Garage
- Attractive Lounge
- Well Fitted Kitchen
- Two First Floor Good Sized Bedrooms
- Occasional Bedroom/Study To Second Floor
- Mature Private Gardens & Open Countryside Views



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## VIEWING

By arrangement through the Agents.

## DIRECTIONAL NOTE

Travel from the centre of Higham on the Hill along Nuneaton Lane and you will see this property on the left hand side, after approximately one hundred yards.

## DESCRIPTION

This well presented and much improved semi detached family residence enjoys a private plot with ample car parking, detached garage and a mature private rear garden. Open countryside views to both front and rear. Viewing is essential.

The accommodation boast of an entrance hall, attractive lounge, separate dining room, well fitted kitchen and an useful utility room. To the first floor there is master bedroom with ensuite shower, further bedroom and modern family bathroom. The second floor has an attic conversion with use as an occasional bedroom/study.

It is situated in the popular village of Higham on the Hill with its post office/village store, schools and amenities. Commuting via the A447 to Hinckley, Market Bosworth, Ashby and via the motorway networks to further afield is very good indeed.

More specifically the well planned, gas fired centrally heated and double glazed accommodation comprises:

## HALL

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

## LOUNGE

13'5" x 11'9" (4.1m x 3.6m )

having upvc double glazed bay window overlooking the front garden and views beyond, central heating radiator, tv aerial point, feature fireplace with living flame gas fire, polished marble surround and hearth.



## LOUNGE



## DINING ROOM

11'1" x 10'9" (3.4m x 3.3m)

having original fire recess, fitted shelving and central heating radiator. Georgian glazed door to Kitchen.



## DINING ROOM



## KITCHEN

10'9" x 4'11" (3.3m x 1.5m )

having an attractive range of light wood effect units including base units, drawers and wall cupboards, matching granite effect work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap and rinsing bowl, built in electric oven and grill, four ring ceramic hob with stainless steel cooker hood over, space for fridge freezer, laminated slate effect flooring, central heating radiator and spot lighting.



## KITCHEN



## UTILITY ROOM

9'2" x 6'2" (2.8m x 1.9m )

having range of cream coloured fitted units with butchers block work surfaces and Belfast deep glazed sink, space and plumbing for washing machine, central heating radiator, upvc double glazed side window and outer door opening onto the rear garden.



## UTILITY ROOM



## OUTSIDE STORE

housing the gas fired combination boiler for central heating and domestic hot water.

## FIRST FLOOR LANDING

having fire door leading to Second Floor Occasional Bedroom/Study Room.



**OCCASSIONAL BEDROOM/STUDY ROOM**

14'9" x 11'1" (4.5m x 3.4m )

having central heating radiator, three double glazed roof lights with blinds. Views to the front and rear countryside.



**OCCASSIONAL BEDROOM/STUDY ROOM**



## MASTER BEDROOM

11'1" into bay x 10'2" (3.4m into bay x 3.1m )

having upvc double glazed bay window overlooking the front and views beyond, central heating radiator, sliding fronted full length wardrobes.



## MASTER BEDROOM





## ENSUITE SHOWER ROOM

having cubicle with electric shower over.



## BATHROOM

8'2" x 6'10" (2.5m x 2.1m)

having double ended bath with mixer tap, low level w.c., vanity unit with wash hand basin, fitted cupboards, central heating radiator, ceramic tiled splashbacks and vinyl flooring.



## BATHROOM



## BEDROOM TWO

11'1" x 9'2" (3.4m x 2.8m )  
having central heating radiator.



## OUTSIDE

A recently laid tarmac driveway with standing for several cars. Shared vehicular access to the left hand side leading to a DETACHED GARAGE with rear personal door, power and light. A fully enclosed rear garden with paved patio area, lawn, mature flower and shrub borders, fenced boundaries and decked area with loggia over. Open views to both front and rear.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE - FRONT VIEW

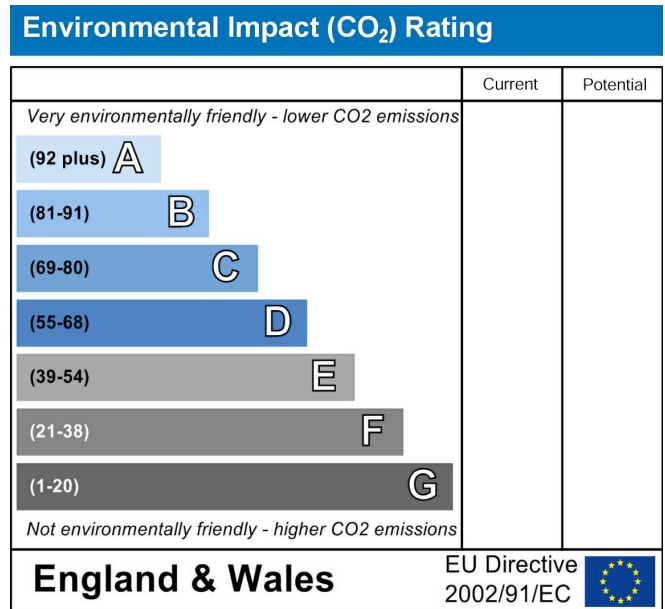
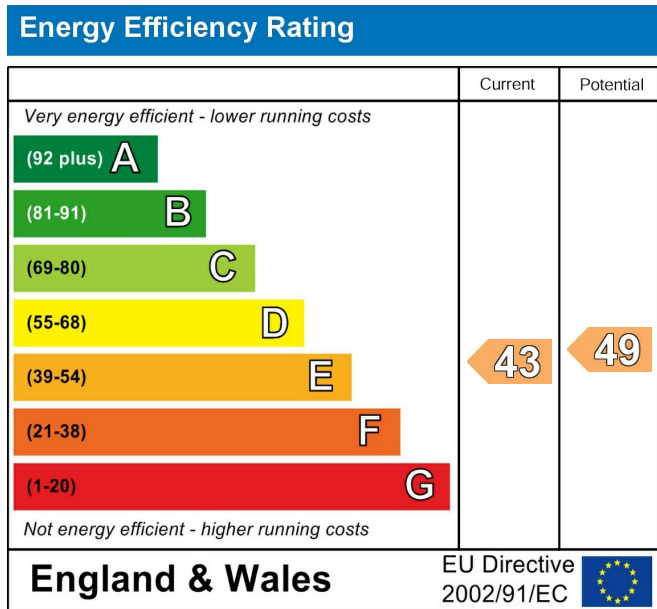


OUTSIDE - REAR VIEW



OUTSIDE - REAR ELEVATION

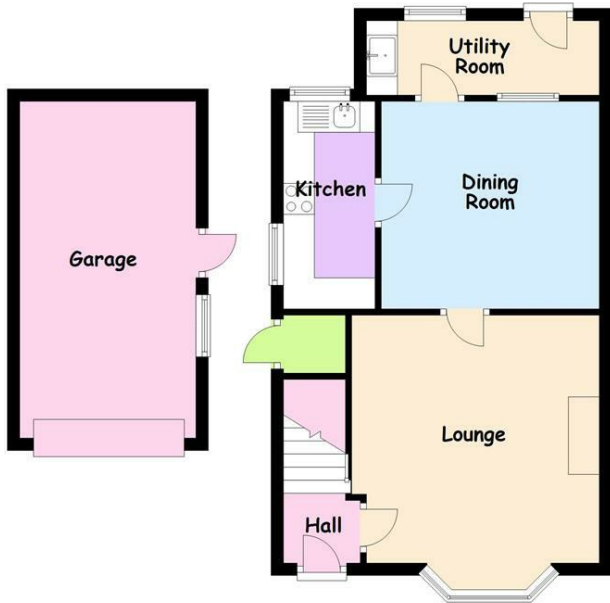




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

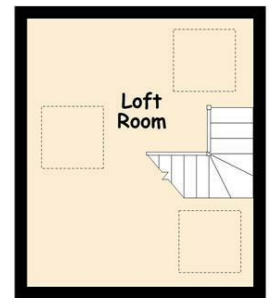
Ground Floor



First Floor



Second Floor





## 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 12.00 pm

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