

# CASTLE ESTATES

1982

**A VERY SPACIOUS, EXTENDED FIVE BEDROOMED DETACHED FAMILY RESIDENCE  
IN NEED OF MODERNISATION STANDING ON A LARGE PRIVATE PLOT SITUATED IN  
A CONVENIENT LOCATION**



**18 WESTFIELD ROAD  
HINCKLEY LE10 0QW**

**Offers In The Region Of £325,000**

- NO CHAIN - IN NEED OF SOME MODERNISATION
- Good Sized Lounge To Front
- Kitchen
- Three Ensuites & Family Bathroom
- Large Private Rear Garden
- Entrance Hall
- Large Sitting/Family Room To Rear
- Five Sizeable Bedrooms
- Ample Off Road Parking
- Convenient Residential Location



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**\*\* NO CHAIN - IN NEED OF MODERNISATION \*\*** This very spacious detached family residence stands on a large mature plot. Viewing is essential to fully appreciate its size of accommodation and garden.

The accommodation enjoys entrance hall, good sized lounge to front, large sitting/family room opening onto the private rear garden, kitchen and separate w.c. Over two floors there are five bedrooms, three ensuites and a family bathroom. Outside the property has ample off road parking and garage.

It is situated in a popular and convenient location within easy distance of local shops, schools and amenities. Those wishing to commute will find easy access to A47, A5 and M69 junctions making travelling to further afield very good.

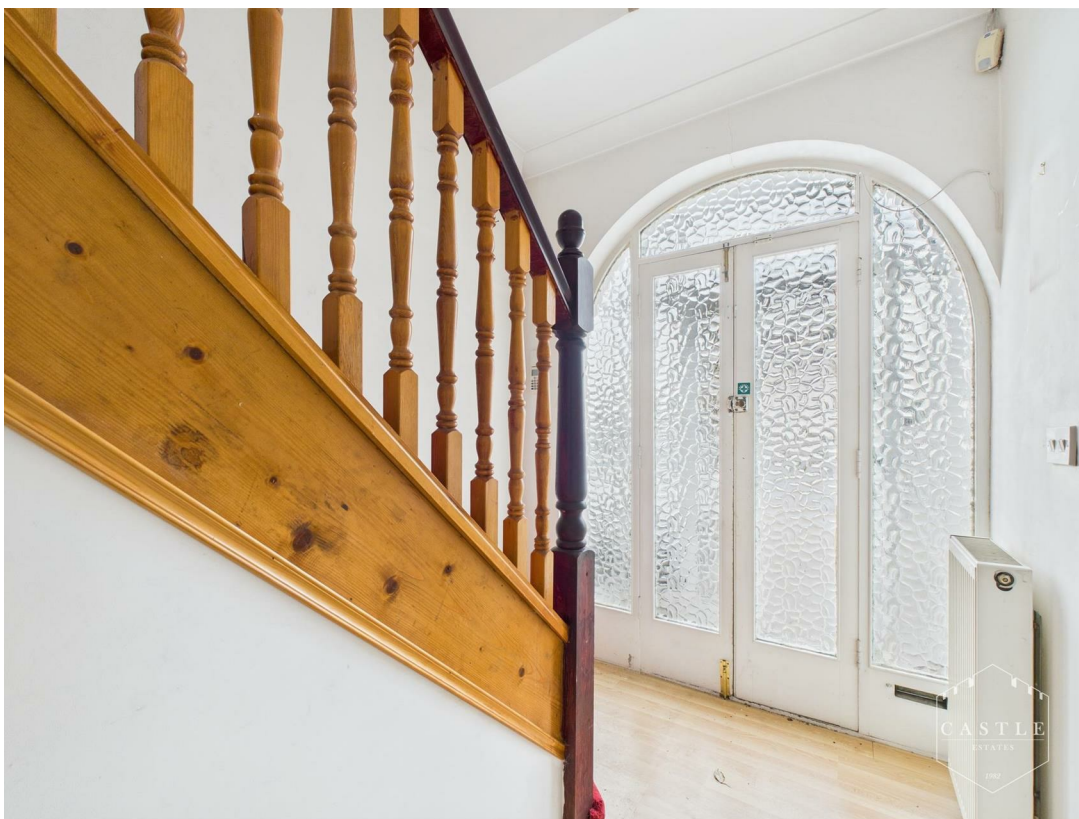
### **COUNCIL TAX BAND & TENURE**

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

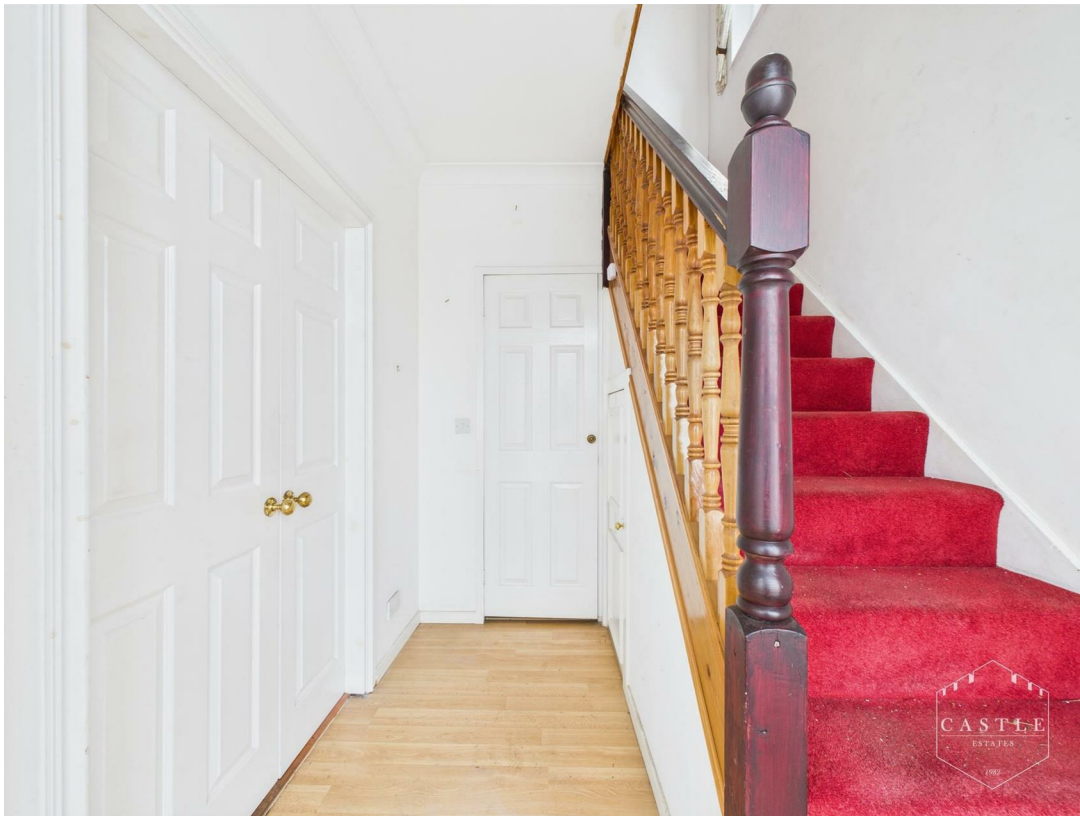
### **ENTRANCE HALL**

9'0" x 6'0" (2.76m x 1.85m )

having arched wooden doors to front with obscure glass, central heating radiator and coved ceiling. Spindle balustraded staircase to First Floor Landing with useful storage beneath.



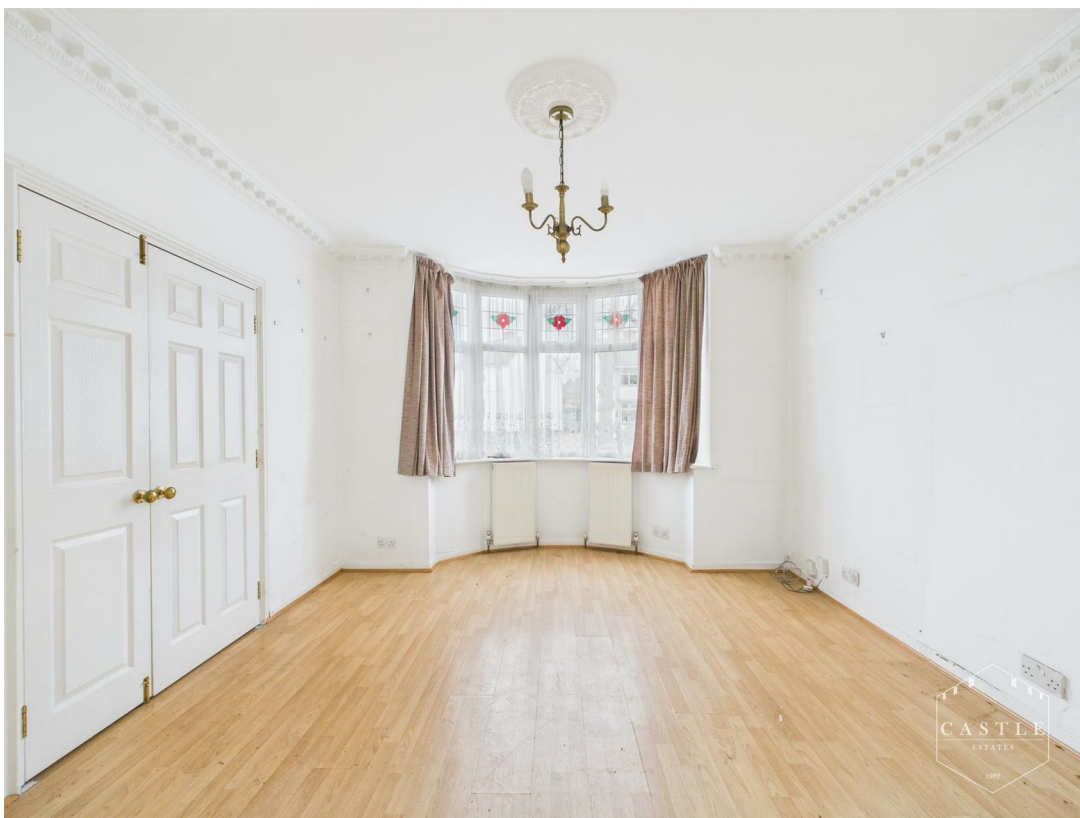




## LOUNGE

11'11" x 10'4" (3.64m x 3.17m )

having upvc double glazed bay window with feature leaded lights to front, wood effect flooring, three central heating radiators and coved ceiling. Double sliding doors opening onto Sitting/Family Room.



## SITTING/FAMILY ROOM

18'11" x 12'0" (5.77m x 3.66m )

having five central heating radiators, wood effect flooring, coved ceiling and upvc double glazed sliding patio doors opening onto Garden.





SITTING/FAMILY ROOM

12'7" x 12'2" (3.85m x 3.71m )



## KITCHEN

12'11" x 12'0" (3.95m x 3.66m )

having base units, work surfaces and Belfast sink, central heating radiator, upvc double glazed window to rear and door opening onto Garden. Door to Garage.



### SEPARATE W.C.

having low level w.c., wash hand basin, central heating radiator.

### FIRST FLOOR LANDING

16'0" x 2'11" (4.90m x 0.89m )

having spindle balustrading, central heating radiator and upvc double glazed window side with feature leaded lights. Spindle balustraded staircase to Second Floor.





## BEDROOM TWO

14'2" x 9'0" (4.32m x 2.75m )

having range of built in wardrobes, central heating radiator and two upvc double glazed windows to rear. Door to Ensuite Bathroom.



## ENSUITE SHOWER ROOM

6'5" x 5'8" (1.97m x 1.74m )

having double shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, wood effect flooring, white heated towel rail and upvc double glazed window with obscure glass.



### **BEDROOM THREE**

10'4" x 10'2" (3.17m x 3.10m )

having range of built in wardrobes, three central heating radiators and upvc double glazed bay window with feature leaded lights to front.



### **ENSUITE SHOWER ROOM**

6'7" x 4'1" (2.03m x 1.26m )

having shower cubicle, low level w.c., pedestal wash hand basin and ceramic tiled splashbacks.



## BEDROOM FOUR

9'8" x 9'6" (2.96m x 2.90m )

having range of built in wardrobes, central heating radiator and upvc double glazed window to rear.



### BEDROOM FIVE/STUDY

8'6" x 8'5" (2.61m x 2.59m )

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



## **FAMILY BATHROOM**

6'7" x 5'9" (2.02m x 1.76m )

having bath, low level w.c., pedestal wash hand basin, white heated towel rail, ceramic tiled splashbacks and wood effect flooring.



## **SECOND FLOOR LANDING**

having central heating radiator, eaves storage and two upvc double glazed windows to rear.



**MASTER BEDROOM**

14'11" x 14'2" (4.55m x 4.34m )



## ENSUITE SHOWER ROOM

having shower cubicle, vanity unit with wash hand basin, low level w.c., white heated towel rail, ceramic tiled splashbacks and wood effect flooring.





## OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to GARAGE (5.02m x 2.21m) with up and over door. A fully enclosed large private mature rear garden with patio area, lawn, pond, mature trees, shrubs and flower borders, fenced boundaries.










Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




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

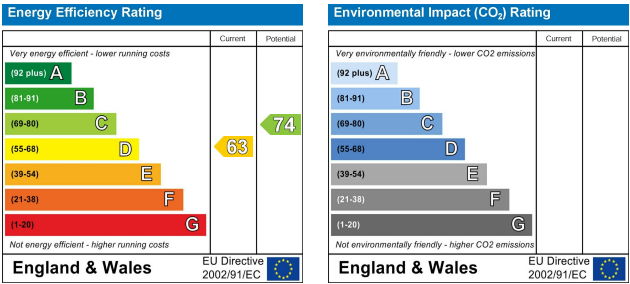
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC







Approximate total area<sup>(1)</sup>  
170.4 m<sup>2</sup>  
Reduced headroom  
4.7 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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