

CASTLE ESTATES

1982

A TWO BEDROOMED DETACHED BUNGALOW WITH AMPLE PARKING AND GARAGE STANDING ON PRIVATE PLOT ENJOYING A PRIVATE REAR GARDEN AND OPEN COUNTRYSIDE VIEWS



15 SUTTON CLOSE HINCKLEY LE10 1TW

Price £260,000

- NO CHAIN - VIEWING ESSENTIAL
- Two Double Bedrooms
- Kitchen
- Good Sized Driveway & Carport
- Private Well Tended Rear Garden
- Entrance Hall
- Spacious Lounge
- Bathroom
- Brick Built Garage
- Open Countryside Views To Rear



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VIEWING

By arrangement through the Agents.

DESCRIPTION

**** NO CHAIN **** This tastefully presented detached bungalow enjoys well proportioned accommodation throughout and internal viewing is highly recommended. The accommodation consists of an entrance hall, spacious lounge, well fitted kitchen, two good sized bedrooms and a family bathroom. Outside the property has ample car parking, carport, garage and a private mature rear garden.

It is situated in a quiet cul-de-sac on the north east side of Hinckley backing onto open countryside and fields. Hinckley Golf Club, Burbage Common and Woods are also close by. Hinckley town centre is within easy distance with its range of shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5/M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

10'9" x 5'2" (3.30m x 1.6m)

having upvc double glazed door and side window, coved ceiling and central heating radiator.



BEDROOM ONE

12'9" x 9'2" (3.9m x 2.8m)

having built in wardrobes, coved ceiling, central heating radiator and upvc double glazed led light window to front.



BEDROOM TWO

12'9" x 7'6" (3.9m x 2.3m)

having central heating radiator, coved ceiling and upvc double glazed led light window to front.



FAMILY BATHROOM

having walk in bath with removable electric seat and thermostatically controlled taps, vanity unit with wash hand basin and chrome taps, low level w.c., central heating radiator, fitted cupboards, built in storage cupboard, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



LOUNGE

17'8" x 10'9" (5.4m x 3.3m)

having feature fireplace with living flame electric fire, stone surround and hearth, two central heating radiators, covered ceiling and upvc double glazed window to rear.



LOUNGE



KITCHEN

14'5" x 7'6" (4.4m x 2.3m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with chrome mixer tap, built in electric double oven and grill, electric hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, central heating radiator and upvc double glazed window to rear. Door to side of the property.



KITCHEN



OUTSIDE

There is direct vehicular access over a good sized driveway with ample off parking leading to CARPORT and GARAGE with personal door to garden. Gated access to a fully enclosed rear garden with lawn, patio area, mature flower borders, well fenced and hedged boundaries. Open countryside views to the rear.



OUTSIDE



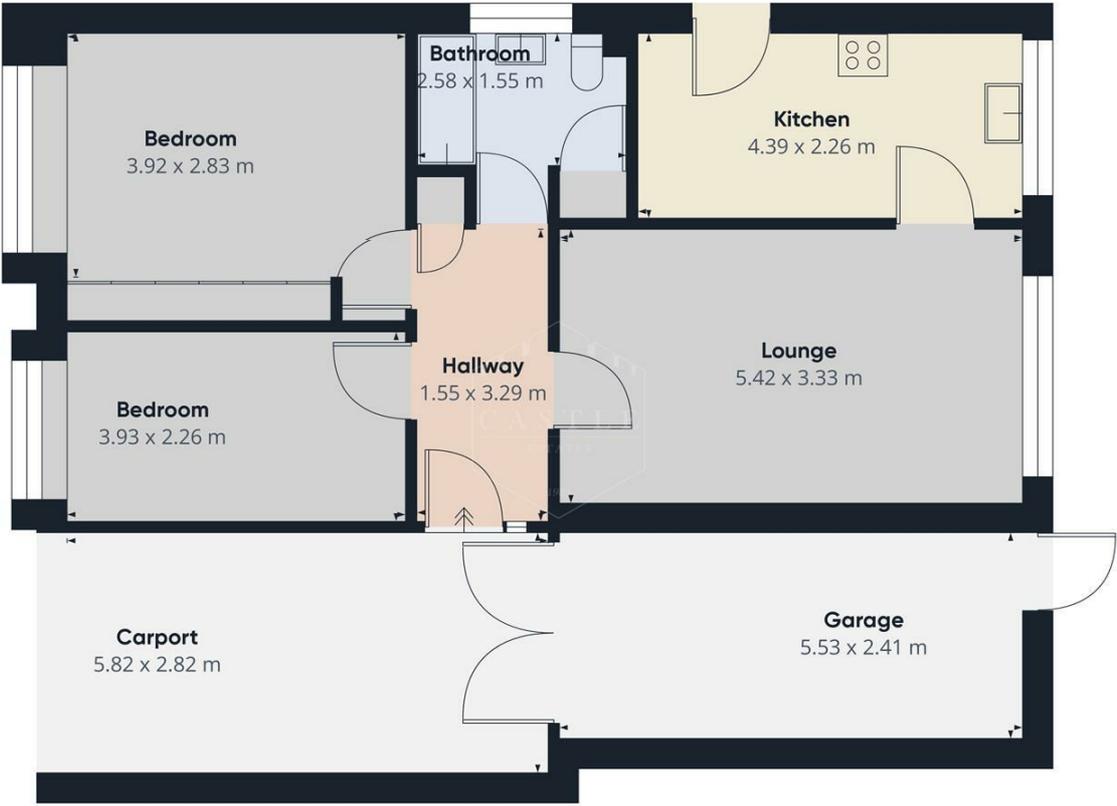
OUTSIDE - FRONT ELEVATION

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>		
	64	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
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Approximate total area⁽¹⁾
92.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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
