

CASTLE ESTATES

1982

A WELL PRESENTED AND GOOD SIZED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A LARGER THAN AVERAGE CORNER PLOT SITUATED IN A POPULAR AND CONVENIENT HINCKLEY LOCATION



2 BROOKDALE HINCKLEY LE10 0NX

Offers In The Region Of £410,000

- Good Sized Hall With Guest Cloakroom
- Separate Dining Room
- Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Spacious Lounge Opening Onto Sun Room
- Well Fitted Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Large Private Gardens



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**** VIEWING HIGHLY RECOMMENDED **** A well appointed detached family residence standing on a larger than average corner plot with ample off road parking, integral garage and a large private garden.

The accommodation enjoys entrance porch to good sized hall with guest cloakroom, attractive lounge leading to sun room and dining room, well fitted kitchen and utility room. To the first floor there is a master bedroom with dressing area and ensuite shower room, three further good sized bedrooms and a family bathroom.

It is situated in a convenient location, ideal for persons wishing to commute via the B4666 to the A5, A47 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas. Hinckley town centre is approximately one mile away with its shops, schools and amenities.

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

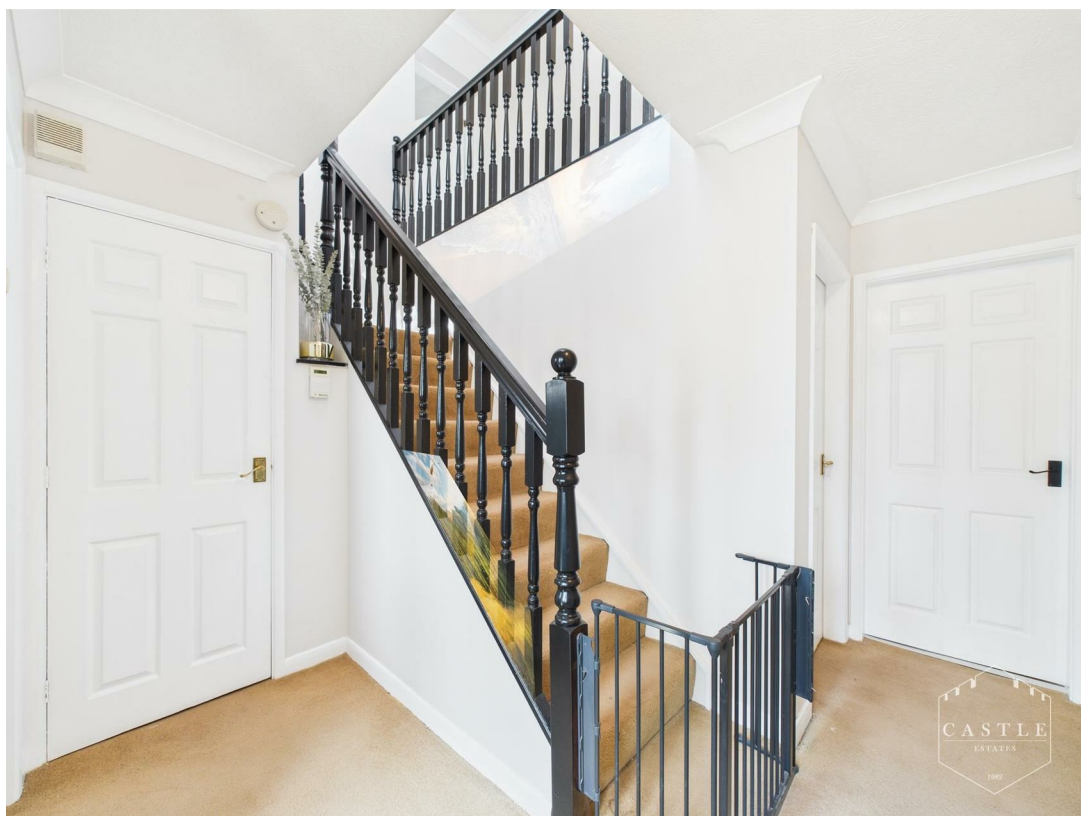
having upvc double glazed front door and side window with leaded lights. Upvc double glazed door and window with obscure glass leading to Hall.

HALL

11'10" x 9'0" (3.63m x 2.76m)

having central heating radiator and coved ceiling. Spindle balustraded 'dog leg' staircase to First Floor Landing.





GUEST CLOAKROOM

6'11" x 3'6" (2.13m x 1.07m)

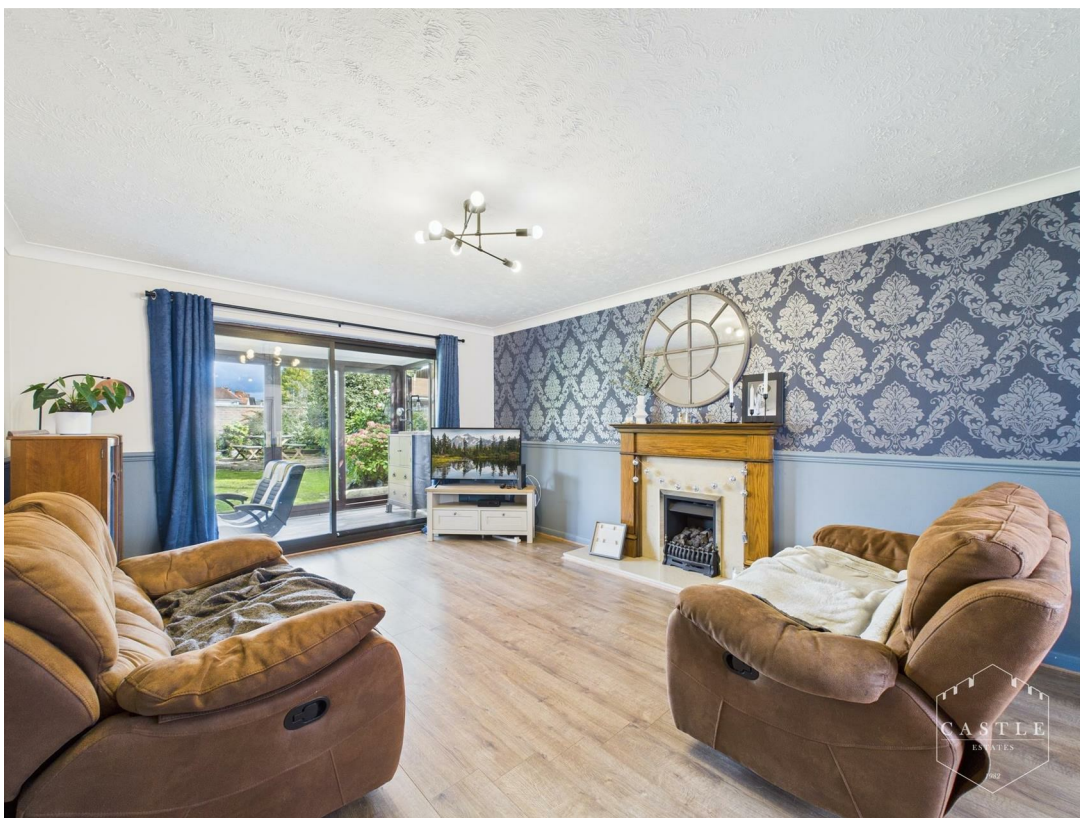
having low level w.c., pedestal wash hand basin, half panelled walls, central heating radiator and upvc double glazed window with obscure glass.



LOUNGE

16'3" x 12'8" (4.97m x 3.87m)

having feature fireplace with inset fire, marble back and hearth, coved ceiling, dado rail, central heating radiator, wood effect flooring and tv aerial point. Sliding patio doors opening onto Sun Room. Archway to Dining Room.



SUN ROOM

11'4" x 5'8" (3.47m x 1.75m)

having wood effect flooring, upvc double glazed windows and French doors opening onto the rear garden.



DINING ROOM

10'2" x 9'4" (3.11m x 2.86m)

having central heating radiator, wood effect flooring, coved ceiling, dado rail, two upvc double glazed windows to front and side.



KITCHEN

13'8" x 9'9" (4.17m x 2.98m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in double oven, ceramic hob with cooker hood over, space and plumbing for dishwasher, central heating radiator and upvc double glazed window to rear.



UTILITY ROOM

8'11" x 6'5" (2.72m x 1.98m)

having range of fitted units including base units and wall cupboards, contrasting work surfaces, inset sink with mixer tap, space and plumbing for washing machine, space for upright fridge freezer, central heating radiator, upvc double glazed window and door opening onto Garden. Door to Garage.



FIRST FLOOR LANDING

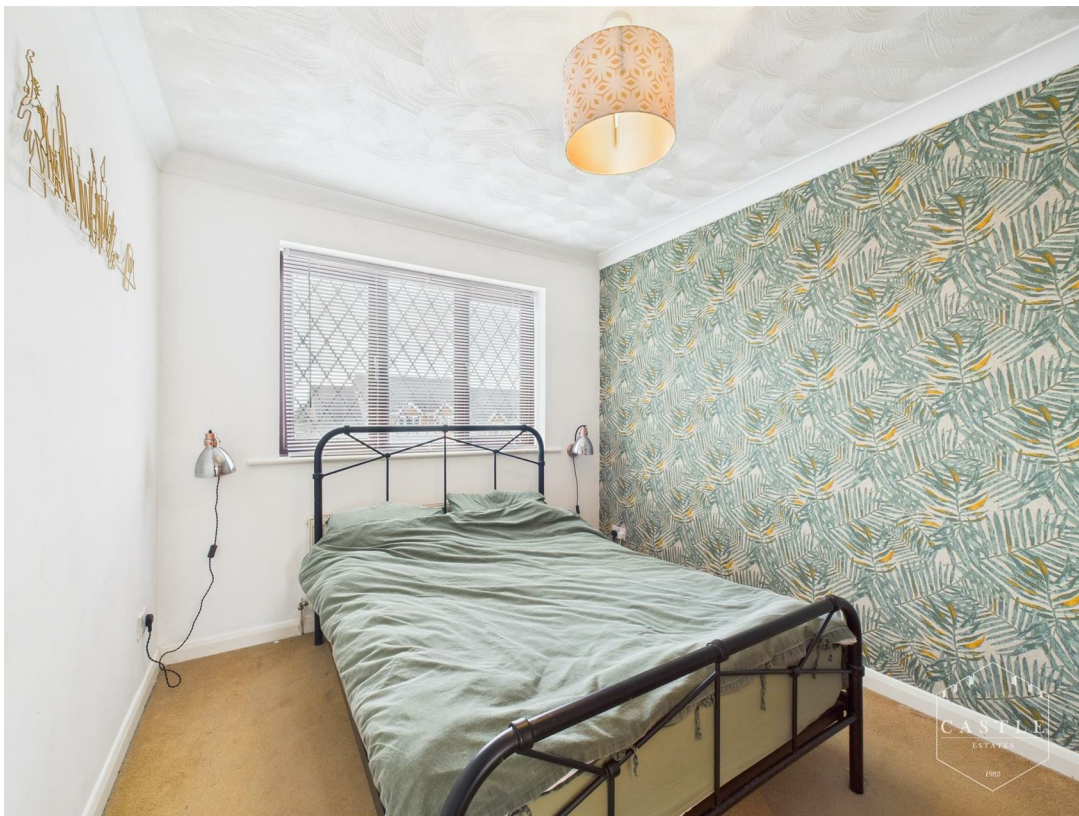
having spindle balustrading, access to the roof space, central heating radiator and upvc double glazed window to front.



MASTER BEDROOM

11'0" x 8'11" (3.37m x 2.73m)

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



DRESSING AREA

having built in wardrobe.



ENSUITE SHOWER ROOM

8'11" x 6'0" (2.73m x 1.83m)

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



BEDROOM TWO

12'5" x 11'3" (3.79m x 3.44m)

having central heating radiator, coved ceiling, wood effect flooring and upvc double glazed window to rear.



BEDROOM THREE

10'1" x 9'9" (3.09m x 2.98m)

having central heating radiator, coved ceiling, wood effect flooring, tv aerial point and upvc double glazed window to rear.



BEDROOM FOUR

9'5" x 9'3" (2.88m x 2.82m)

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



BATHROOM

6'11" x 5'5" (2.12m x 1.66m)

having panelled bath with shower over, rail and curtain, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a sizeable block paved driveway with ample off road parking leading to INTEGRAL GARAGE with up and over door, power and light. Pedestrian access to a larger than average lawned rear garden with patio area, seating area, well fenced boundaries and further good sized vegetable plot.



OUTSIDE - VEGETABLE PLOT

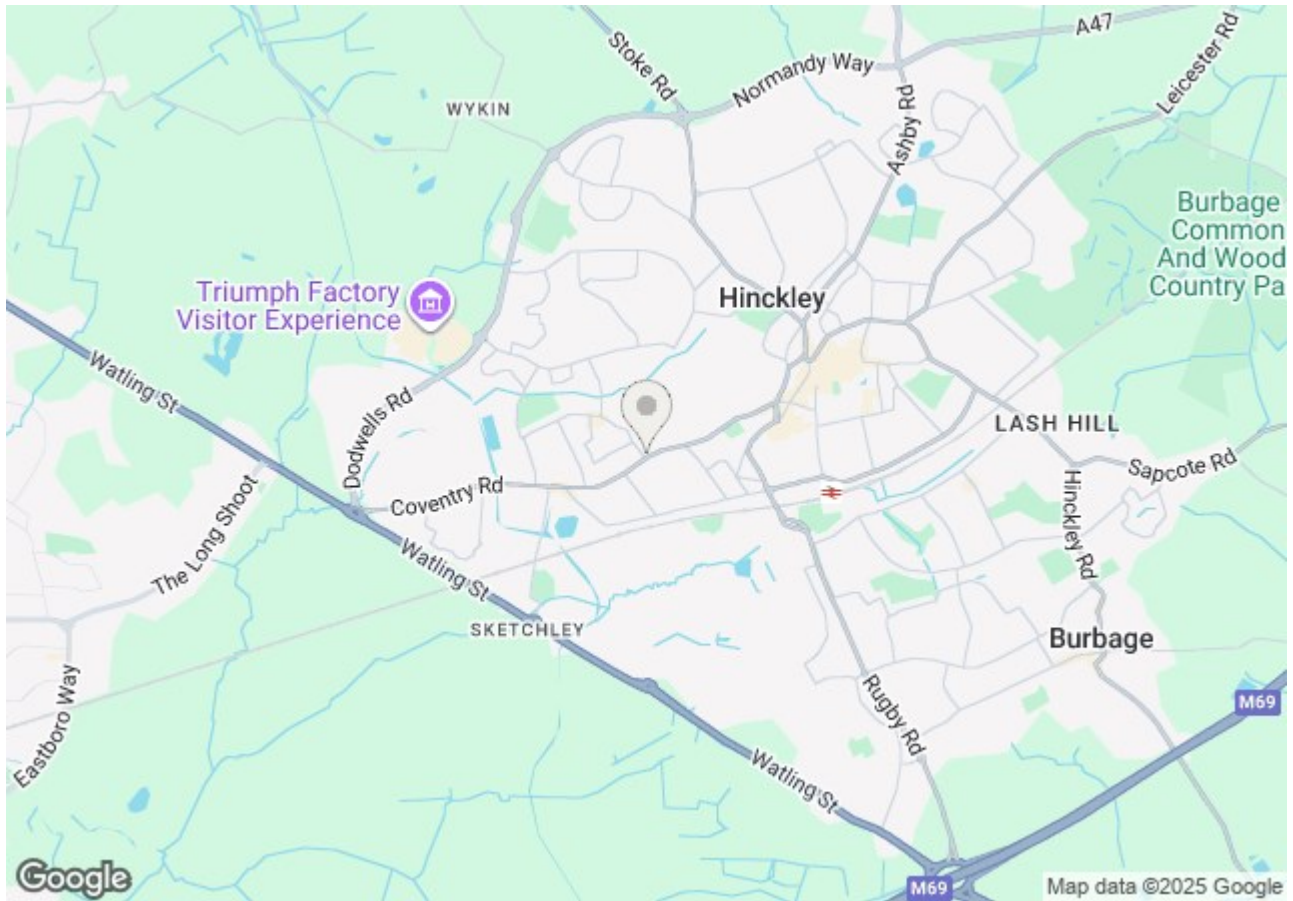


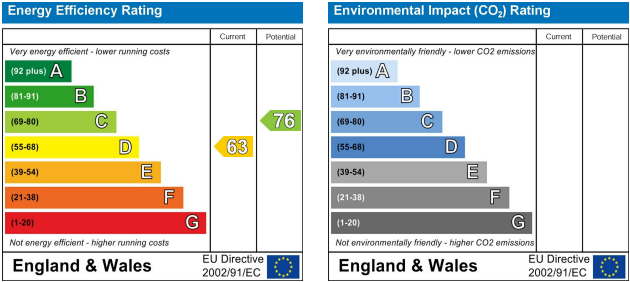
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
127.2 m²

(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.

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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
