

# CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH DOUBLE GARAGE AND WELL TENDED REAR GARDEN SITUATED IN A POPULAR CUL-DE-SAC LOCATION OVERLOOKING GREEN TO FRONT



## 5 UTAH CLOSE HINCKLEY LE10 0WE

**Offers In The Region Of £325,000**

- Entrance Hall With Guest Cloakroom
- Well Fitted Dining Kitchen
- Two Further Good Sized Bedrooms
- Off Road Parking & Double Garage
- Popular Residential Location
- Attractive Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Rear Garden
- **VIEWING ESSENTIAL**



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Utah Close, Hinckley, this well presented detached house presents an excellent opportunity for families and individuals alike. Viewing is essential.

The accommodation boasts entrance hall with guest cloakroom, attractive lounge and well fitted dining kitchen. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and a family bathroom. Outside the property has off road parking, double garage and well tended rear garden.

Situated in a popular neighbourhood, this home benefits from a friendly atmosphere while still being conveniently close to local amenities, schools, and parks. Do not miss the chance to make this lovely house your new home.

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

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

### **CANOPY PORCH**

having outside lighting. Composite double glazed front door to Hall.

### **ENTRANCE HALL**

7'6" x 3'1" (2.30m x 0.95m )

having central heating radiator, alarm control panel, Amtico wood effect flooring and mains wired smoke detector. Feature 'dog leg' spindle balustraded staircase to the First Floor Landing with useful under stairs storage.

### **GUEST CLOAKROOM**

having white suite including low level w.c., corner wash hand basin, central heating radiator, electric consumer unit and upvc double glazed window with obscure glass.

### **LOUNGE**

16'3" x 11'10" (4.96m x 3.63m )

having two central heating radiator, tv aerial point, telephone point, upvc double glazed window to front and French doors opening onto the Rear Garden.



## LOUNGE



## DINING KITCHEN

21'2" x 10'7" (6.47m x 3.24m )

having an attractive range of white fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinser bowl, built in electric oven, gas hob with extractor hood over, built in gas fired boiler for central heating and domestic hot water, breakfast bar, Amtico wood effect flooring, central heating radiator, tv aerial point, three upvc double glazed windows and upvc double glazed door to Rear Garden.



## DINING KITCHEN



## DINING KITCHEN



## FIRST FLOOR LANDING

having mains wired smoke detector, spindle balustrading and access to the roof space.



## MASTER BEDROOM

11'10" x 11'1" (3.61m x 3.38m )

having central heating radiator, wood effect flooring, tv aerial point, telephone point and upvc double glazed window.



## ENSUITE SHOWER ROOM

having white suite including fully tiled shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, white heated towel rail, extractor fan and upvc double glazed window with obscure glass.



## BEDROOM TWO

11'1" x 10'7" (3.40m x 3.23m )

having central heating radiator, tv aerial point and upvc double glazed window.



### BEDROOM THREE

9'7" x 9'8" (2.94m x 2.97m )

having central heating radiator and two upvc double glazed windows.



**BATHROOM**

7'2" x 6'5" (2.20m x 1.97m )

having white suite including panelled bath with shower over, rail and curtain, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, white heated towel rail and upvc double glazed window with obscure glass.



## OUTSIDE

This property is situated in a popular cul-de-sac location overlooking green to front. Set back from the road with fencing, block paved and stone foregarden. Path to side with gate leading to a fully enclosed rear garden with patio area, lawn, well fenced boundaries. outside power points and lighting. Rear gate to off road parking and BRICK BUILT DOUBLE GARAGE (5.56m x 5.12m) with two electric roller doors, power, light, roof storage, space and plumbing for washing machine.



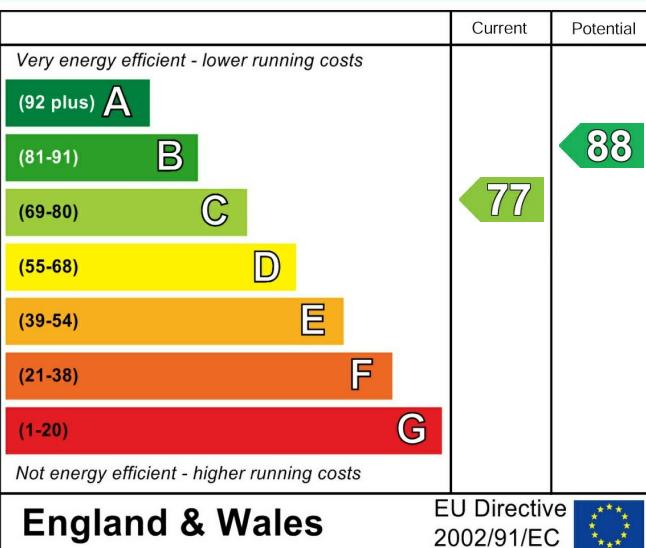
## OUTSIDE



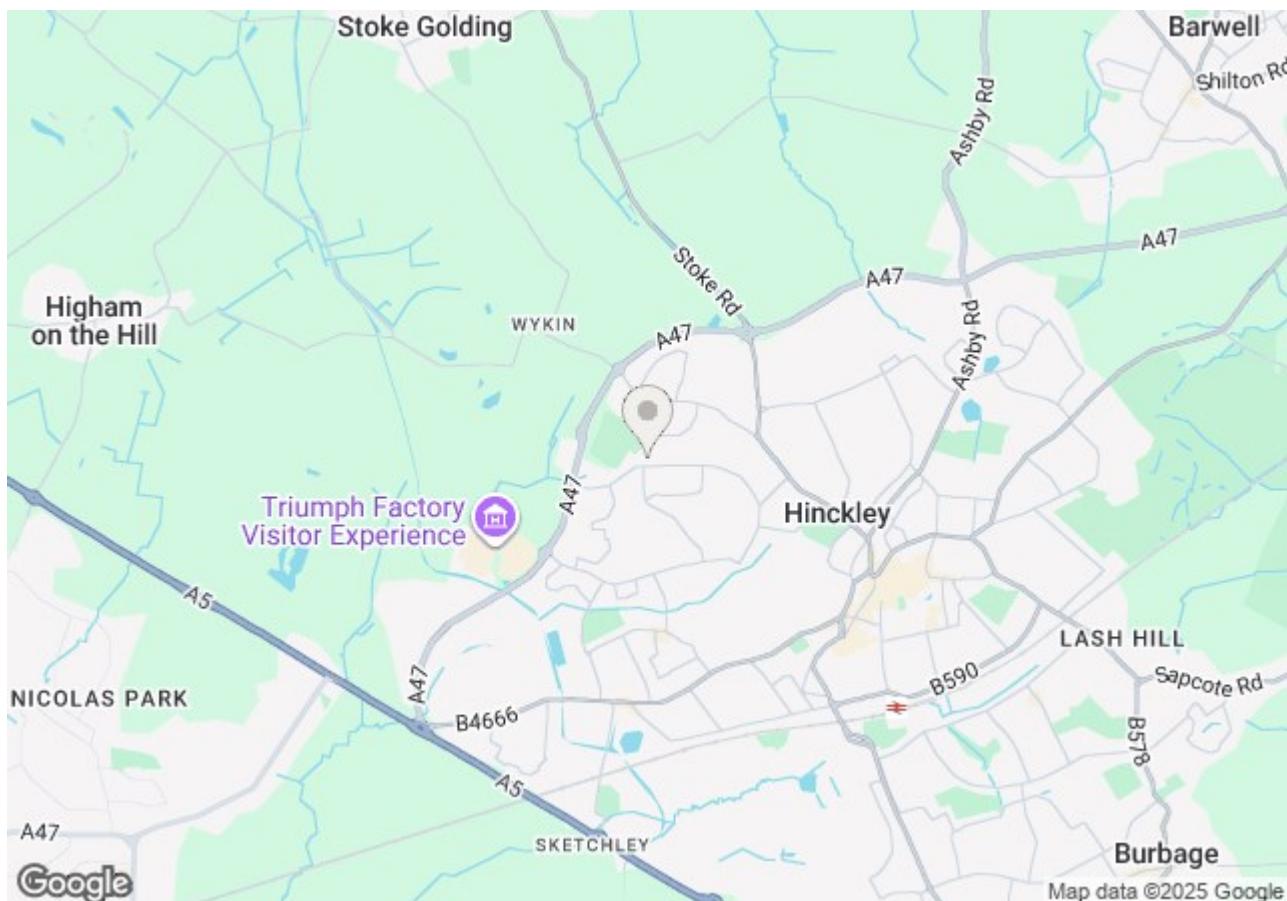
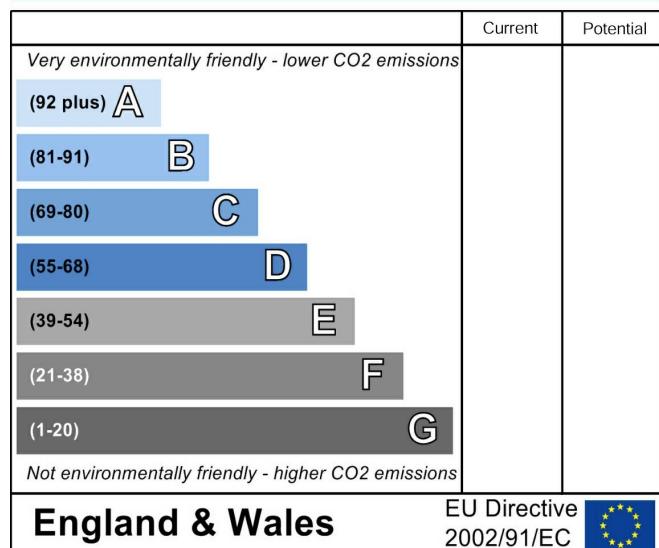
## OUTSIDE

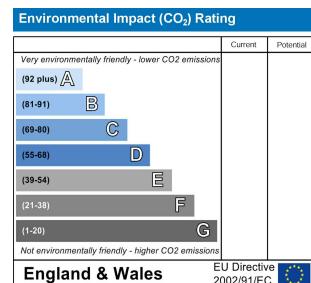
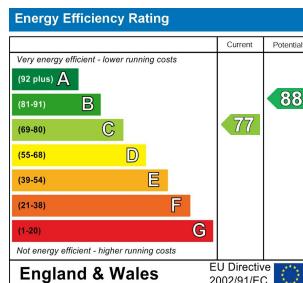


## Energy Efficiency Rating



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





## **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 pleased 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