

# CASTLE ESTATES

1982

**A VERY WELL APPOINTED AND EXTREMELY SPACIOUS FOUR/FIVE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A MATURE PLOT SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**87A LEICESTER ROAD  
HINCKLEY LE10 1LP**

**Offers In The Region Of £485,000**

- Entrance Porch To Hall
- Large Dining Room Opening Onto Sun Room
- Laundry Room & Guest Cloakroom
- Master Bedroom With Ensuite
- Large Family Bathroom
- Attractive Lounge To Front
- Well Fitted Kitchen
- Ground Floor Study/Bedroom Five
- Three Further Good Sized Bedrooms
- Off Road Parking & Mature Rear Garden



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www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** Leicester Road, Hinckley, this exceptional detached house offers an abundance of space and comfort, making it an ideal family home. Viewing is essential to fully appreciate its size of accommodation, wealth of quality fixtures and fittings.

The accommodation boasts entrance porch leading to inner hall, large dining room opening onto sun room, attractive lounge and well fitted kitchen to front, separate laundry room, guest cloakroom and useful ground floor study/bedroom five. To the first floor there is superb landing with sitting area, master bedroom with dressing area and ensuite shower room, three further good sized bedrooms and a large family bathroom. Outside the property has ample off road parking and a mature lawned rear garden.

Situated in a sought-after non estate residential location, Hinckley town centre is a short walk away away for shops, schools and amenities. Hinckley Golf Club, Burbage Common and Woods are close by in the opposite direction. Commuting via the A47, A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding areas is very good indeed. Birmingham and East Midlands Airports are just half an hour away.

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

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

### **ENTRANCE PORCH**

4'9 x 2'4 (1.45m x 0.71m)

having wood front door with feature leaded light windows and side window, wood effect flooring and double doors opening onto Hall.

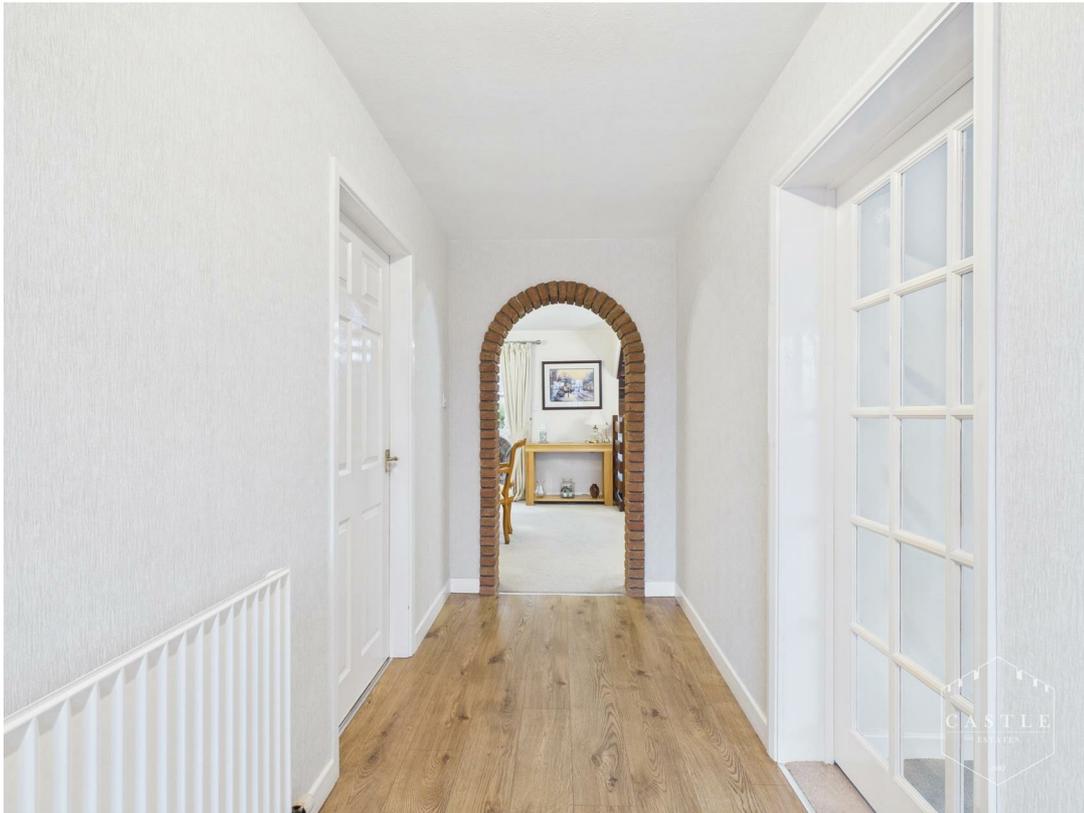


CASTLE  
ESTATES

**HALL**

11'11 x 4'10 (3.63m x 1.47m)

having central heating radiator and wood effect flooring.



## LOUNGE

14'4 x 12'5 (4.37m x 3.78m )

having upvc double glazed bow window to front, central heating radiator, wall light points and tv aerial point.



## KITCHEN

14'6 x 9'3 (4.42m x 2.82m )

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 oven, gas hob with cooker hood over, built in microwave, central heating radiator, under lighting and pelmet lighting, window overlooking dining room and upvc double glazed bow window to front.



## DINING ROOM

20'6 x 10'10 (6.25m x 3.30m)

having two central heating radiators, feature staircase leading down to Study/Bedroom and up to First Floor Landing. Sliding doors opening onto Sun Room





## SUN ROOM

10'10 x 8'2 (3.30m x 2.49m)

having wood effect flooring, central heating radiator, polycarbonate roof with fitted blinds, upvc double glazed windows and French doors opening onto Garden.



## STUDY/BEDROOM FIVE

14'5 x 13'3 (4.39m x 4.04m )

having electric wall heater, two upvc double glazed windows to rear and side.



## LAUNDRY ROOM

8'9 x 6'7 (2.67m x 2.04m)

having fitted base units, work surface with inset sink, space and plumbing for washing machine, ceramic tiled walls, wall mounted gas fired boiler for central heating and domestic hot water, chrome heated towel rail and upvc double glazed door to side. Door to Walk In Storage Cupboard.



## GUEST CLOAKROOM

8'11 x 4'6 (2.72m x 1.37m)

having white suite including low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled walls, inset LED lighting and upvc double glazed window with obscure glass.



### SPLIT LEVEL LANDING - SITTING AREA

having feature wood panelled and beamed ceiling with fan and light, brick fireplace with inset fire, tv aerial point and two upvc double glazed windows.



## FIRST FLOOR LANDING

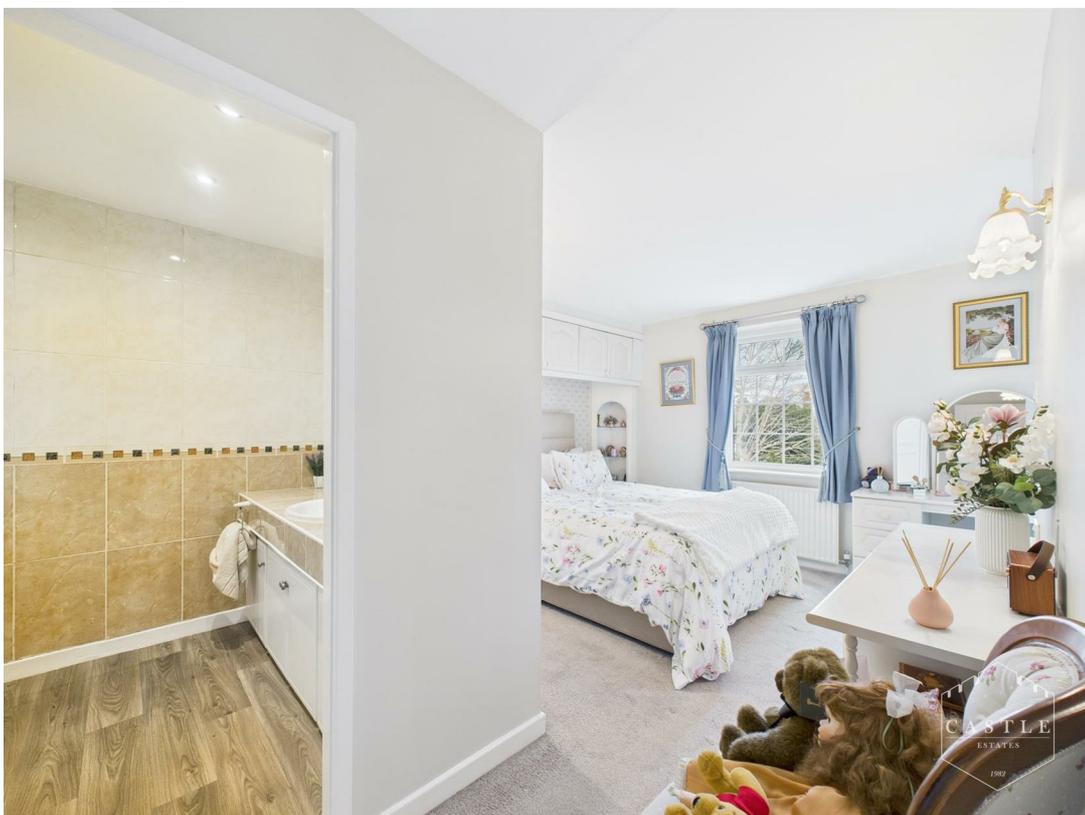
having balustrading and central heating radiator.



## MASTER BEDROOM

11 x 9'11 (3.35m x 3.02m )

having range of bridging over the bed, chest of drawers, dressing table, central heating radiator and two upvc double glazed windows to front.



**DRESSING AREA**

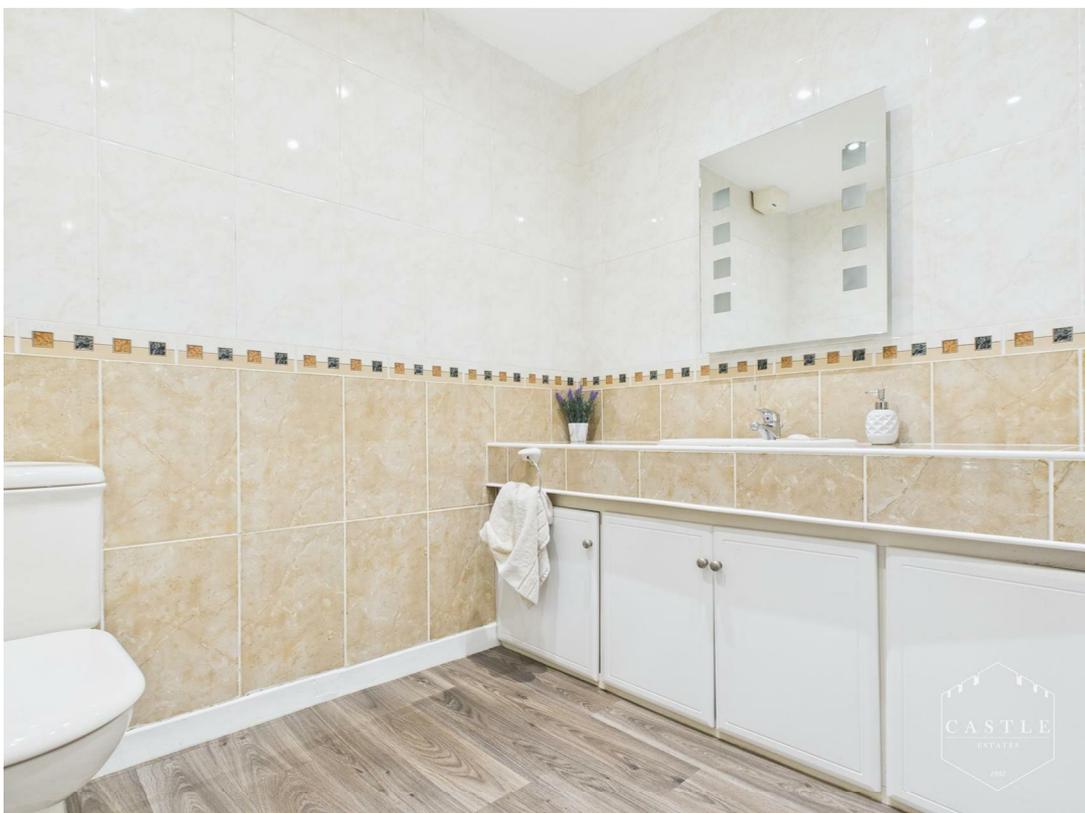
having range of fitted wardrobes.



## ENSUITE SHOWER ROOM

7'7 x 6'3 (2.31m x 1.91m )

having fully tiled shower cubicle, low level w.c., vanity cabinets with inset wash hand basin, ceramic tiled walls, inset LED lighting and chrome heated towel rail.



## BEDROOM TWO

10'6 x 9'10 (3.20m x 3.00m )

having central heating radiator, built in storage cupboard, coved ceiling and upvc double glazed window to front.



### BEDROOM THREE

14'2 x 7'10 (4.32m x 2.39m )

having built in mirror fronted wardrobes, tv aerial point, two central heating radiators and two upvc double glazed windows to rear.



## BEDROOM FOUR

9 x 7'11 (2.74m x 2.41m )

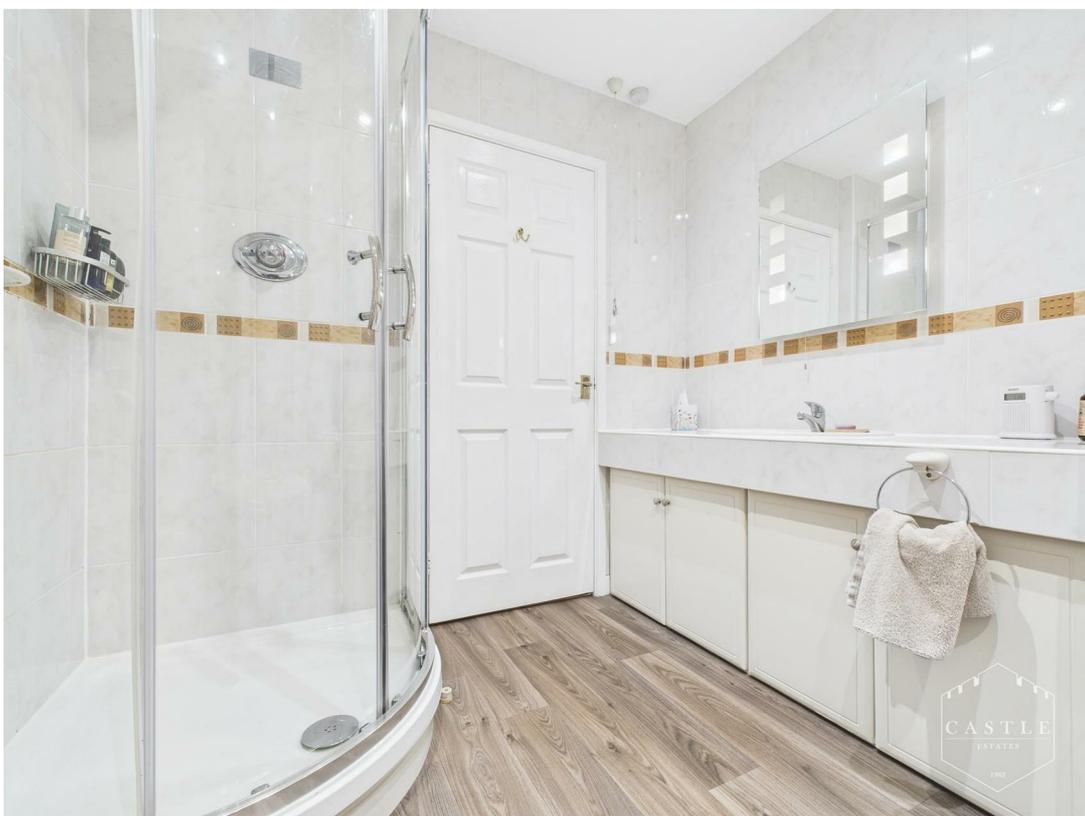
having built in office furniture, central heating radiator, wood effect flooring and upvc double glazed window to side.

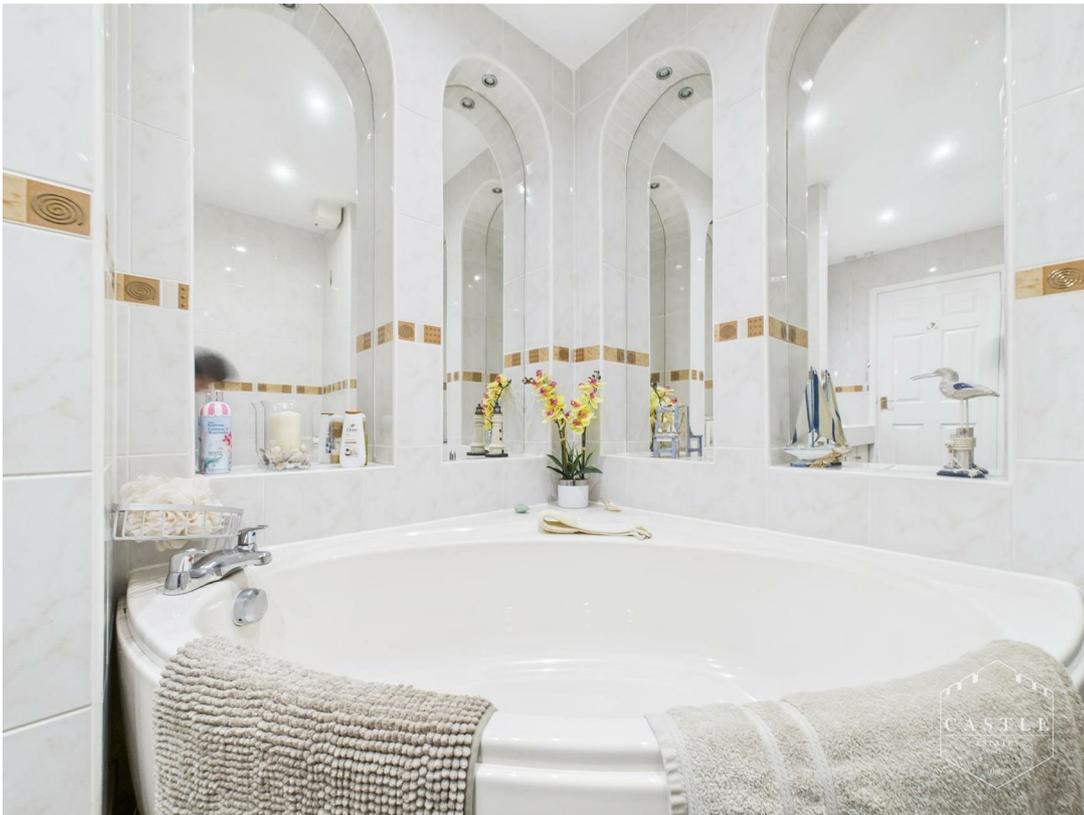


## FAMILY BATHROOM

10'4 x 7'6 (3.15m x 2.29m )

having large corner bath with feature mirrored arches and inset lighting, separate shower cubicle, vanity cabinets with inset wash hand basin, shaver point, inset LED lighting, ceramic tiled walls and wood effect flooring.





## OUTSIDE

There is direct vehicular access over a good sized block paved and pebble driveway with standing for numerous cars, walled and fenced boundaries. Pedestrian access via gate leading to a fully enclosed rear garden with patio area, lawn, mature flower and shrub borders, well fenced boundaries and summer house. Generally private to the rear.







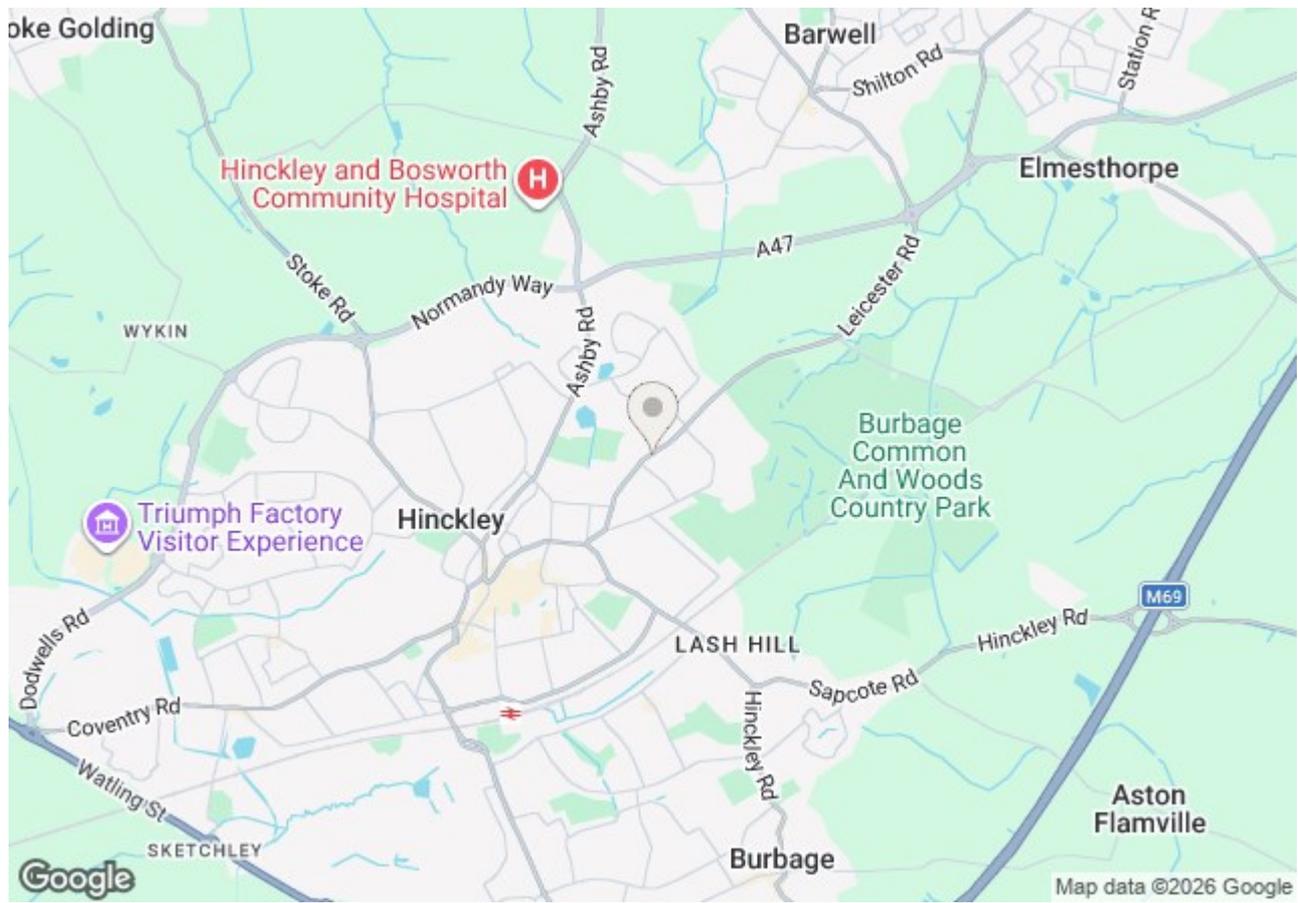


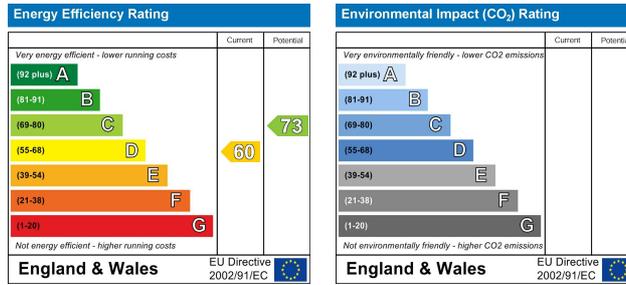
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	<b>60</b>	<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
2021 ft<sup>2</sup>  
Reduced headroom  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft

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

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