

# CASTLE ESTATES

1982

**A BEAUTIFULLY RENOVATED AND STYLISH FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**21 TRAFFORD ROAD  
HINCKLEY LE10 1LY**

**Price £675,000**

- Impressive Entrance Hall With Guest Cloakroom
- Attractive Lounge To Front
- Superb Open Plan Living Kitchen
- Separate Utility Room
- Ground Floor Office
- Master Bedroom With ensuite
- Three Further Good Sized Bedrooms
- Contemporary Family Bathroom
- Ample Off Road Parking & Double Garage
- Private Sizeable Rear Garden



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** Nestled in the charming area of Trafford Road, Hinckley, this fully renovated, extended and much improved detached family residence offers a perfect blend of comfort and space, making it an ideal family home.

The accommodation boasts impressive hall with guest cloakroom, attractive lounge, superb open plan living kitchen, utility room and useful office. To the first floor there is a master bedroom with dressing area and ensuite, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking leading to double garage and a sizeable private rear garden. Viewing is essential.

Hinckley town centre is a short walk 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.

This property presents an excellent opportunity for those seeking a spacious home in a desirable location. With its charming features and practical layout, it is sure to appeal to families and individuals alike. Do not miss the chance to make this lovely house your new home.

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

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

### **ENTRANCE HALL**

13'6" x 5'6" (4.13m x 1.69m )

having composite front door, wood herringbone effect flooring, inset LED lighting and designer concertina style radiator. Feature 'dog leg' staircase to the First Floor Landing.





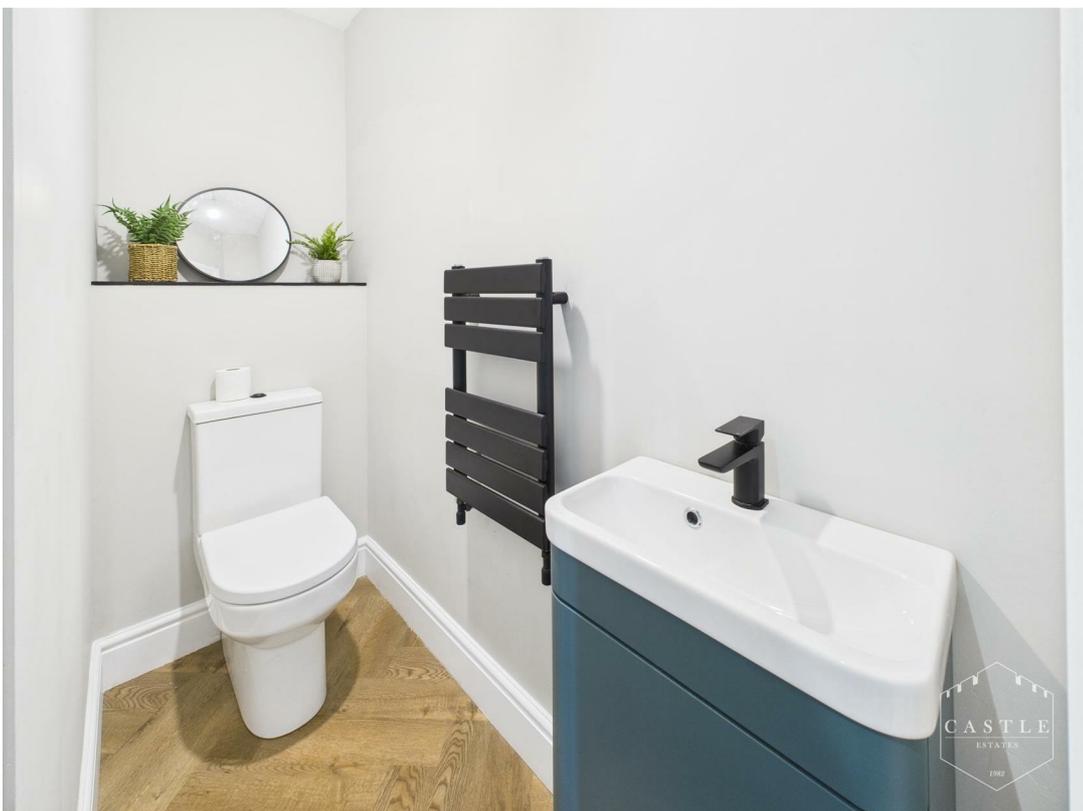
**UNDER STAIRS STORAGE CUPBOARD**

5'8" x 5'8" (1.74m x 1.75m )

**GUEST CLOAKROOM**

6'5" x 2'9" (1.96m x 0.84m)

having low level w.c., vanity unit with wash hand basin, black heated towel rail and wood herringbone effect flooring.



## LOUNGE

18'4" x 15'1" (5.61m x 4.62m )

having feature brick inglenook fireplace with log burner stove and wooden beam over, central heating radiator, tv aerial point, upvc double glazed side window with obscure glass and upvc double glazed window to front.



## OPEN PLAN LIVING KITCHEN

23'5" x 22'0" (7.14m x 6.72m)

having an excellent range of Shaker style units including ample base units, drawers and wall cupboards, matching island unit with wine cooler, cupboards and breakfast bar, Quartz work surfaces and upstands with inset sink and mixer tap, two built in ovens, gas hob with feature cooker hood over and splashback, integrated dishwasher, space for American style fridge freezer, walk in pantry store with fitted shelving, wood herringbone effect flooring, inset LED lighting, sky light, two designer radiators, feature fireplace with log burning stove, tv aerial point, wood herringbone effect flooring, upvc double glazed window and upvc double glazed bi-fi fold doors opening onto private rear garden.









## LAUNDRY ROOM

10'2" x 8'9" (3.12m x 2.69m )

having an attractive range of matching units including base unit and wall cupboards, work surfaces and inset sink, space and plumbing for washing machine and tumble dryer, designer radiator, inset LED lighting, wood herringbone effect flooring, upvc double glazed window and fire door to Garage.





### OFFICE

7'9" x 5'6" (2.38m x 1.69m)

having designer concertina radiator and upvc double glazed window to rear.



### HALF LANDING

having upvc double glazed window to side.

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## FIRST FLOOR LANDING

12'3" x 4'2" (3.75m x 1.28m )

having feature spindle balustrading, built in storage cupboard and central heating radiator.



## MASTER BEDROOM

15'1" x 11'7" (4.60m x 3.54m )

having upvc double glazed window to front, feature panelled wall, central heating radiator, tv aerial point and access to roof space. Opening through to Dressing Room



## DRESSING ROOM

having fitted shelving and drawers.



## ENSUITE

11'8" x 2'7" (3.56m x 0.80m )

having contemporary white suite including shower cubicle with rain shower over, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, shaver point, inset LED lighting and upvc double glazed window with obscure glass.



## BEDROOM TWO

14'11" x 10'5" (4.57m x 3.20m )

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



### BEDROOM THREE

10'0" x 9'0" (3.06m x 2.75m )

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



### BEDROOM FOUR

10'4" x 7'7" (3.15m x 2.33m )

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

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## FAMILY BATHROOM

11'7" x 7'4" (3.54m x 2.26m )

having feature slipper bath with ball and claw feet, vanity unit with wash hand basin, separate shower cubicle with rain shower over, low level w.c., ceramic tiled splashbacks, designer concertina radiator and towel rail, inset LED lighting, wall light points, two velux roof lights and upvc double glazed window with obscure glass.





## OUTSIDE

There is direct vehicular access over a good sized pebbled driveway with standing for numerous cars leading to a DOUBLE GARAGE (4.05m x 2.94m) with electric up and over door, power and light. A sizeable private rear garden with porcelain patio, lawn and well fenced boundaries.



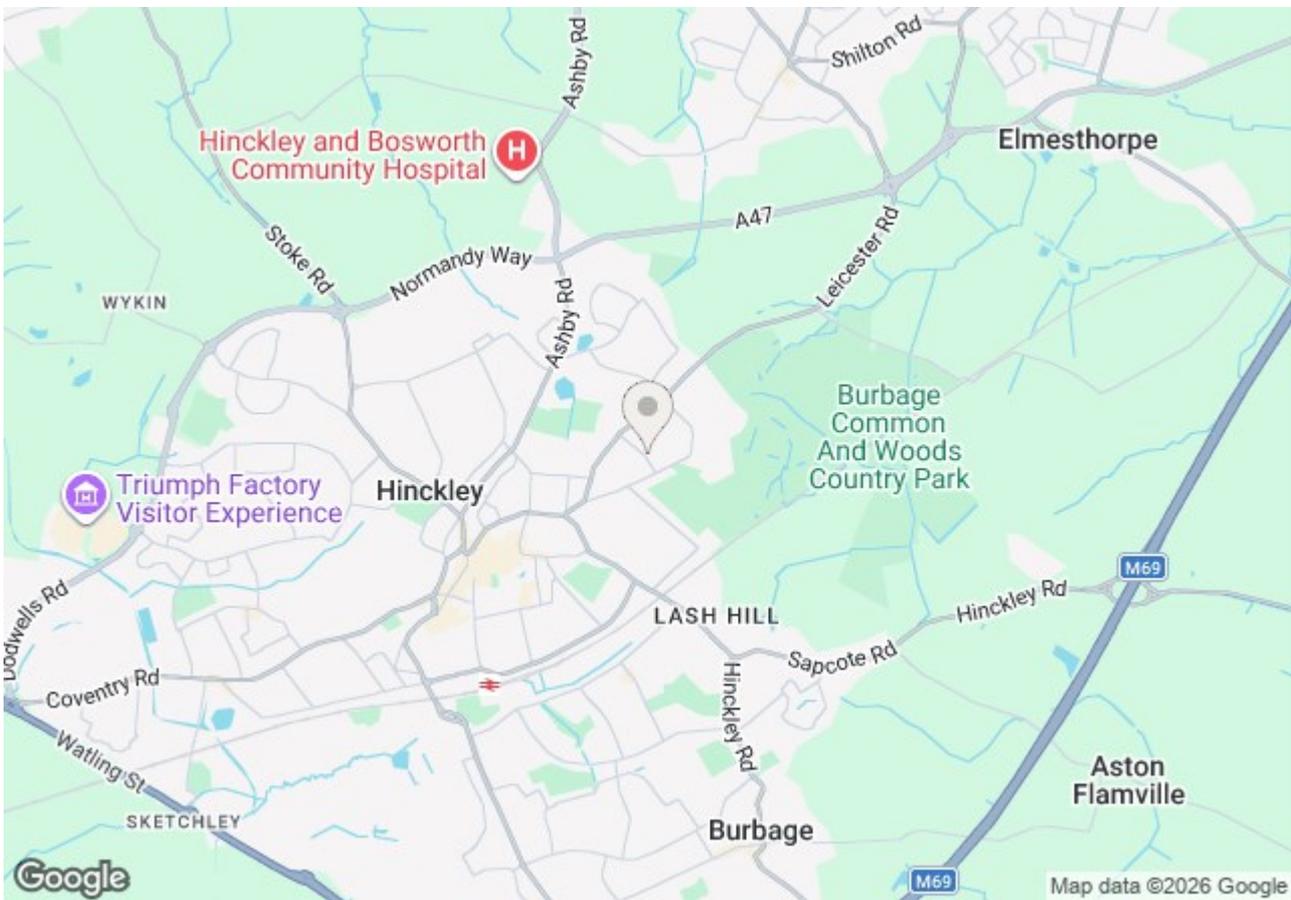


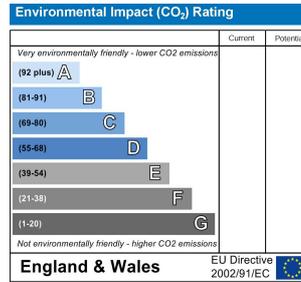
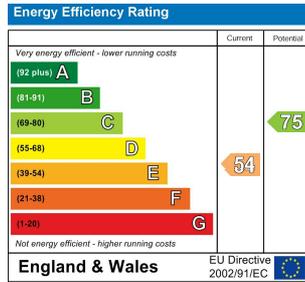
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
189.4 m<sup>2</sup>  
Reduced headroom  
1.7 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.

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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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