

# CASTLE ESTATES

1982

**A WELL PRESENTED AND EXTENDED FIVE BEDROOMED SEMI-DETACHED PROPERTY WITH INTEGRAL GARAGE AND PRIVATE REAR GARDEN SITUATED IN A QUIET CUL DE SAC LOCATION**



## **15 BEARSDEN CRESCENT HINCKLEY LE10 0SQ**

**Offers In Excess Of £300,000**

- Extended
- Good sized lounge/dining area
- Downstairs WC
- Two further single bedrooms
- Beautiful private rear garden
- Integral garage
- Open plan kitchen/diner
- Three double bedrooms
- Family bathroom
- Quiet cul-de-sac location



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Situated in the quiet cul-de-sac of Bearsden Crescent in Hinckley, this impressive semi-detached house offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The home has been thoughtfully extended, providing ample living space that caters to both relaxation and entertainment. The large driveway ensures convenient parking for multiple vehicles, while the integral garage adds an extra layer of practicality, perfect for storage or as a workshop.

One of the standout features of this property is its private, well-maintained garden. These outdoor spaces offer a tranquil retreat, ideal for enjoying sunny afternoons or hosting summer barbecues with family and friends.

Don't miss the opportunity to make this wonderful house your new home.

### **COUNCIL TAX BAND AND TENURE**

Hinckley and Bosworth Borough Council - Band C

### **DESCRIPTION**

This well presented and extended five bedroomed semi-detached family residence is situated in a popular residential location, convenient for local shops and amenities. Hinckley town centre is approximately one mile away with its larger facilities. It is also well placed for commuters who need to travel via the A47 Northern Perimeter Road to further afield.

The accommodation boasts of a good sized entrance hall, spacious lounge leading into a dining area with views overlooking the rear garden, well fitted dining kitchen, downstairs WC and integral garage. To the first floor there are three double bedrooms, two further single bedrooms and a family bathroom. Outside the property has ample off road parking, integral garage and private gardens. Viewing is essential to fully appreciate the space this property has to offer.

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

### **ENTRANCE HALLWAY**

5'10" x 13'9" (1.8 x 4.2)

Having central heating radiator, storage cupboard and stairs leading up to 1st floor landing.



## LOUNGE

10'9" x 15'5" (3.3 x 4.7)

Having UPVC double glazed windows overlooking the front of the property, central heating radiator, and feature fireplace with potential for open fire.



## DINING AREA

8'6" x 9'10" (2.6 x 3.0)

Having central heating radiator and UPVC French doors leading out to the private rear garden



## KITCHEN/DINER

17'4" x 9'6" (5.3 x 2.9)

Having a good range of units including base units, drawers and wall cupboards, laminate worktops with contrasting ceramic tiled splashbacks, drainer sink with chrome mixer tap, space and point for freestanding gas cooker, space and plumbing for washing machine, central heating radiator, and UPVC double glazed windows with views over the private rear garden.



**DOWNSTAIRS WC**

Low flush WC and hand basin.



**LANDING**

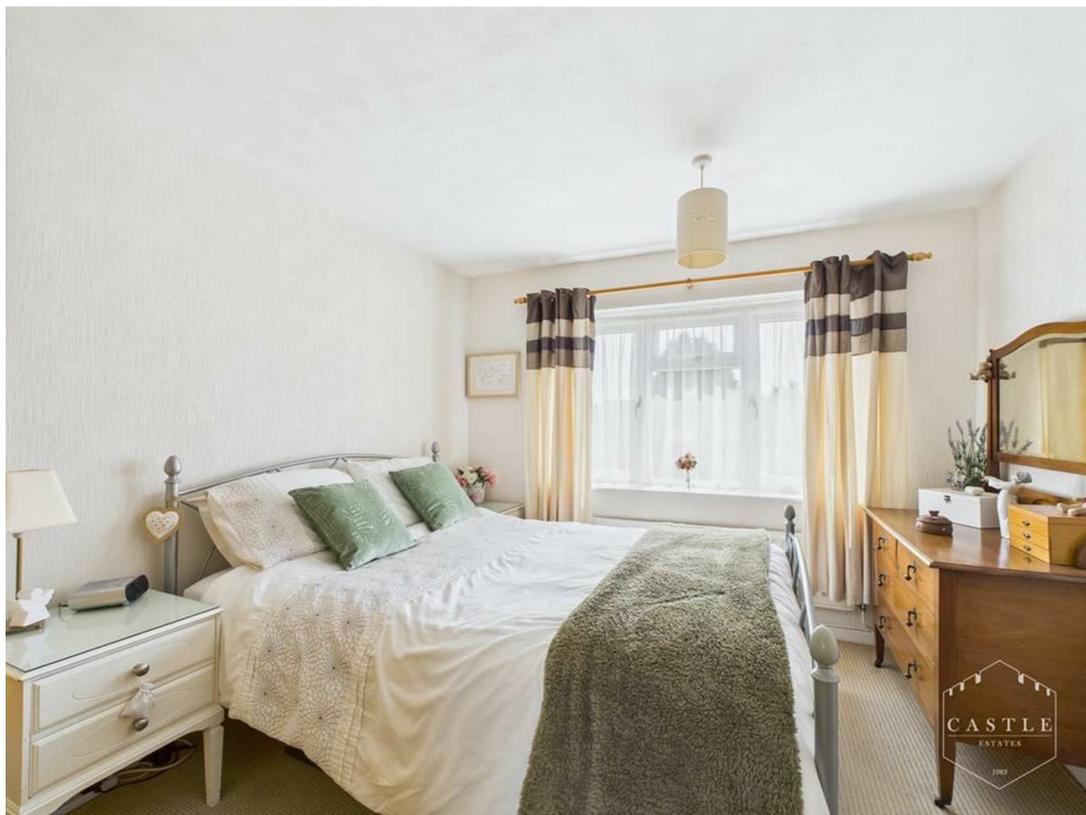
With airing cupboard housing lagged hot water tank.



**MASTER BEDROOM**

9'10" x 12'9" (3.0 x 3.9)

Having central heating radiator and double glazed windows overlooking the front of the property.



**BEDROOM TWO**

8'10" x 10'9" (2.7 x 3.3)

With double glazed window overlooking the rear garden.



**BEDROOM THREE**

8'2" x 11'5" (2.5 x 3.5)

Having central heating radiator, beech effect laminate flooring, and double glazed windows overlooking the front of the property.



**BEDROOM FOUR**

8'2" x 11'1" (2.5 x 3.4)

Having central heating radiator, beech effect laminate flooring, and double glazed windows overlooking the rear garden.



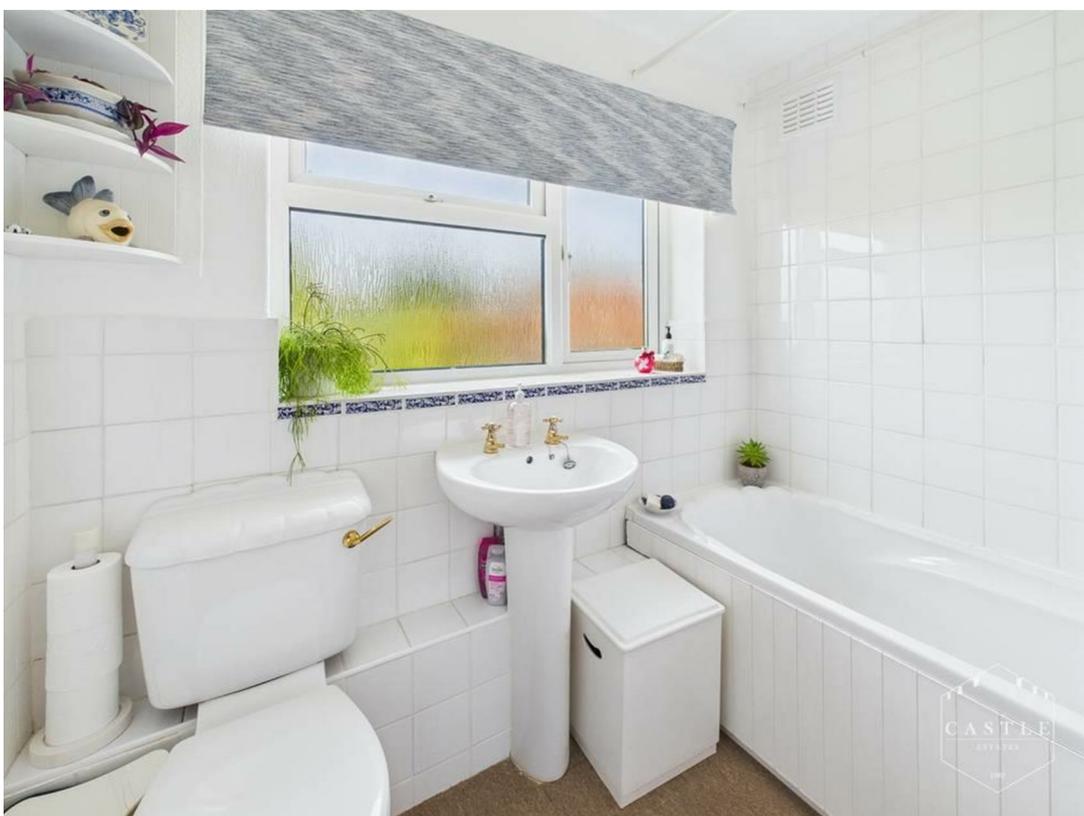
**BEDROOM FIVE**

7'2" x 7'10" (2.2 x 2.4)

Having central heating radiator and double glazed windows overlooking the front of the property.



**FAMILY BATHROOM**



**OUTSIDE**

There is a tarmac driveway for parking up to four cars, and a lawned foregarden. Garage with up and over door, rear door of garage leading through to the kitchen. Side access leading to a fully enclosed private rear garden with well maintained lawn, patio area and gravelled seating area, well fenced boundaries, flower and shrub borders and two garden sheds.



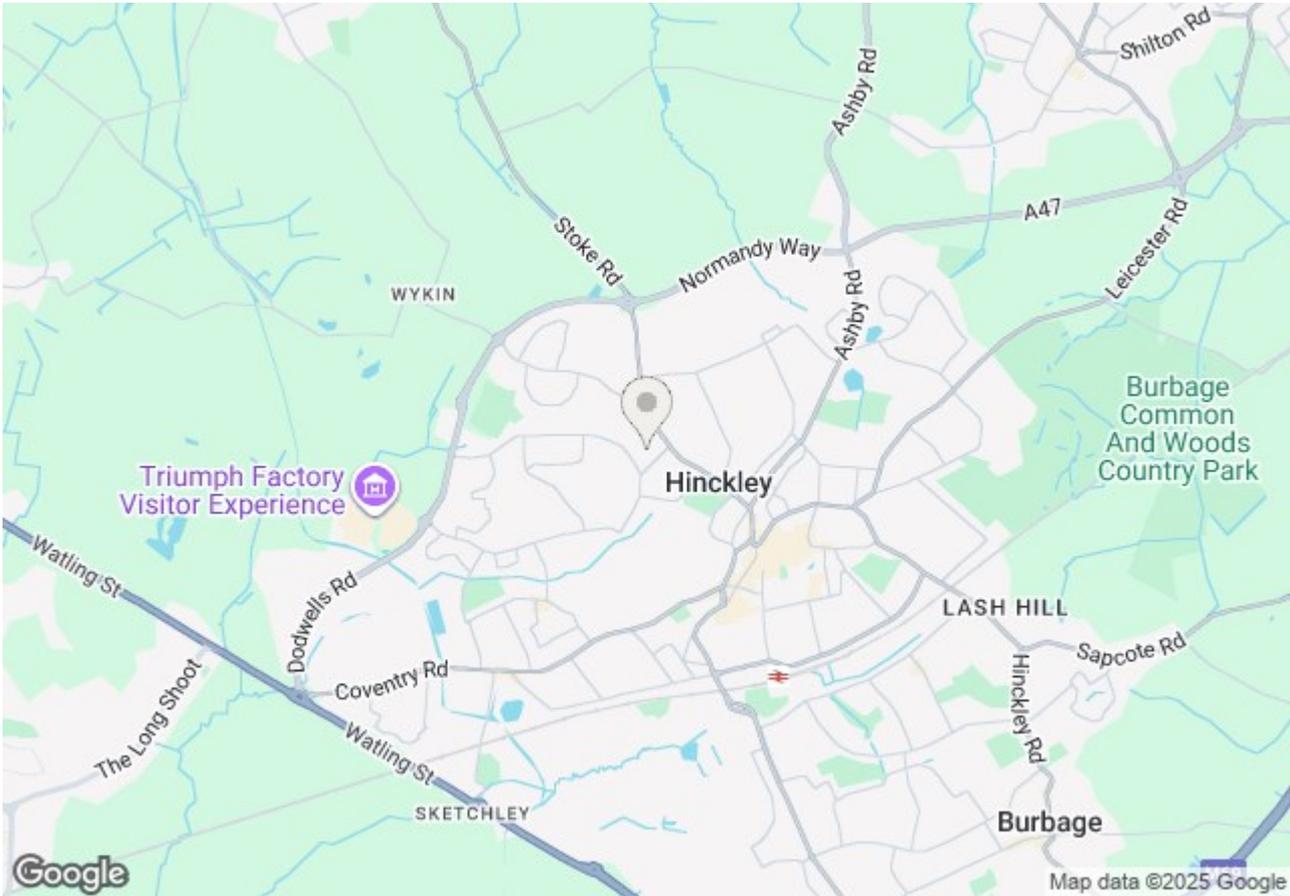
**INTEGRAL GARAGE**

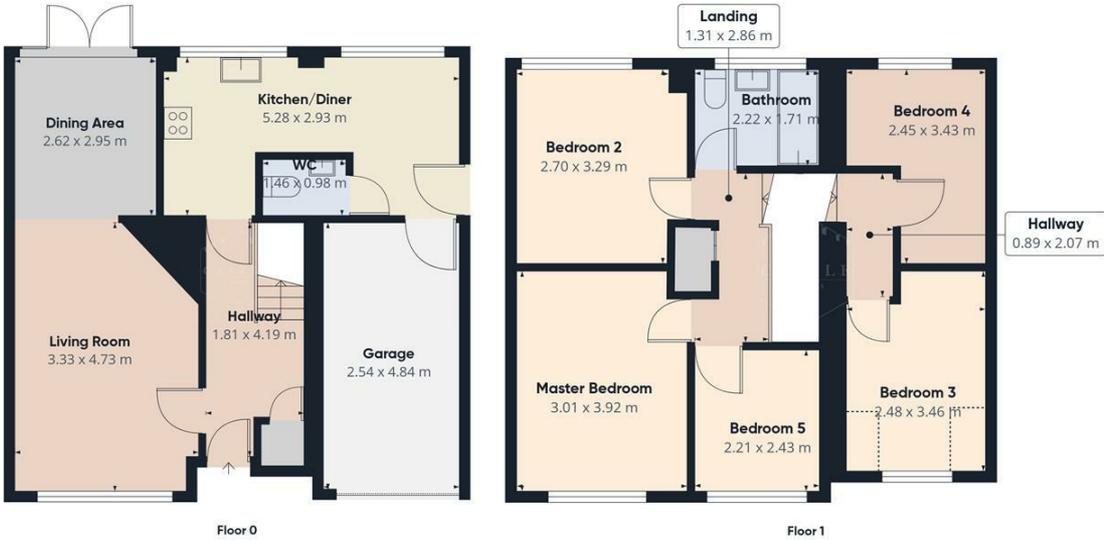
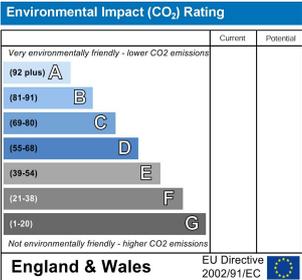
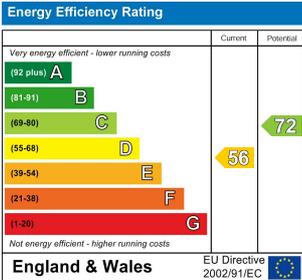
8'2" x 15'8" (2.5 x 4.8)

With integral door leading from the kitchen/diner, light and power, gas central heating boiler, ideal space for utility area.

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>		<b>72</b>
(55-68) <b>D</b>	<b>56</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>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	





Approximate total area<sup>(1)</sup>  
110.6 m<sup>2</sup>  
Reduced headroom  
1.3 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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