

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED AND WELL APPOINTED FOUR BEDROOMED  
DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**59 FLORIAN WAY  
HINCKLEY LE10 0WG**

**Price £375,000**

- Entrance Hall With Guest Cloakroom
- Separate Dining Room
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Well Tended Gardens Front & Rear
- Attractive Lounge To Rear
- Well Fitted Kitchen & Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL** This tastefully presented and well appointed detached family residence enjoys many attractive features, quality fixtures and fittings throughout.

The accommodation includes an entrance hall with guest cloakroom off, attractive lounge, separate dining room, well fitted kitchen and utility room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and contemporary fitted family bathroom. Outside the property has ample off road parking leading to garage, lawned gardens front and rear.

For those who need to commute will find easy access to the A47 Northern Perimeter Road, A5 and M69 junctions making travelling to further afield very good indeed. Hinckley town centre is approximately one and half miles away with its shops, schools and amenities.

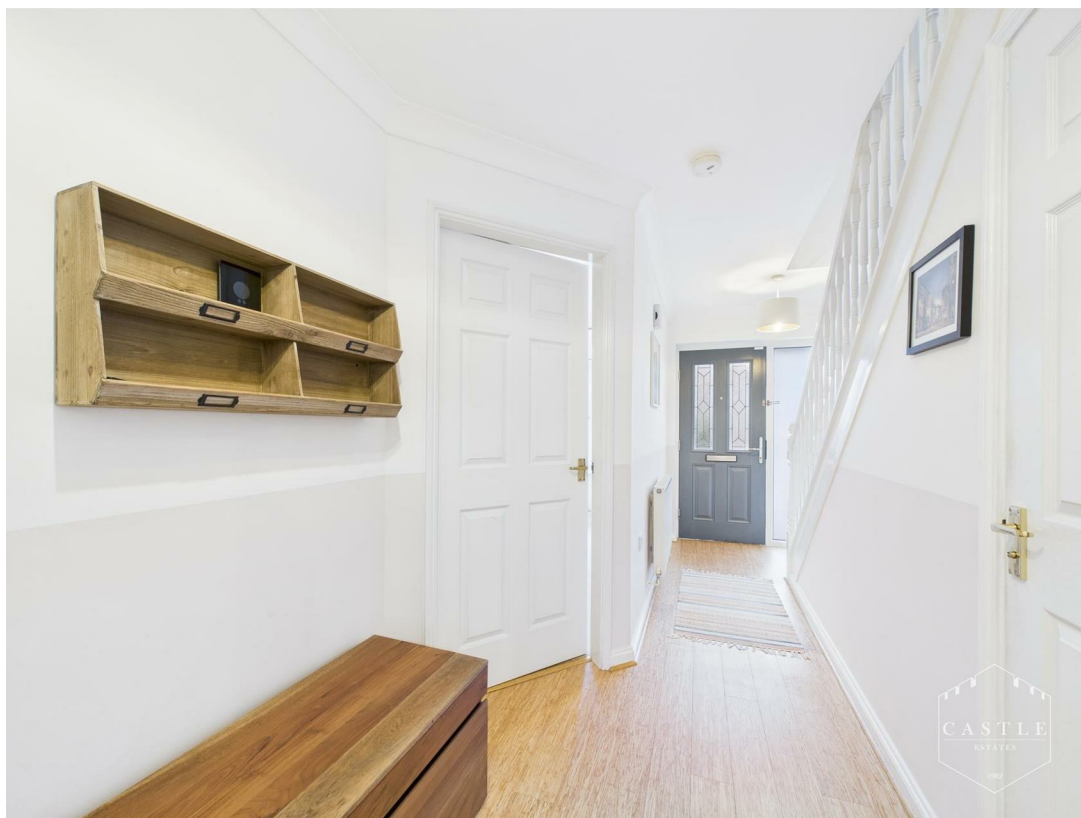
### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

6'2" x 2'7" (1.88m x 0.81m )

having composite front door, wood effect flooring, coved ceiling and central heating radiator. Spindle balustraded staircase to First Floor Landing.





**GUEST CLOAKROOM**

6'1" x 2'7" (1.86m x 0.79m )

having low level w.c., wash hand basin, white heated towel rail and extractor fan.



**DINING ROOM**

12'3" x 8'5" (3.75m x 2.58m )

having upvc double glazed square bay window to front, coved ceiling and central heating radiator.



## LOUNGE

14'0" x 11'11" (4.27m x 3.65m )

having feature fireplace with living flame fire, marble back and hearth, tv aerial point and upvc double glazed sliding patio doors opening onto Rear Garden.



## KITCHEN

9'5" x 9'1" (2.88m x 2.79m )

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



## UTILITY ROOM

5'10" x 5'8" (1.79m x 1.75m )

having base unit with butchers block effect work surface, space for upright fridge freezer, gas fired boiler for central heating and domestic hot water, central heating radiator and upvc double glazed door to side.



## FIRST FLOOR LANDING

having access to the roof space.



## MASTER BEDROOM

11'1" x 10'5" (3.40m x 3.20m )

having upvc double glazed bay window, central heating radiator and tv aerial point. Door to Ensuite Shower Room.



## ENSUITE SHOWER ROOM

6'0" x 4'6" (1.84m x 1.38m )

having corner shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, ceramic tiled splashbacks, shaver point, inset LED lighting and upvc double glazed window with obscure glass.



## BEDROOM TWO

10'9" x 8'5" (3.30m x 2.57m )

having built in wardrobe, central heating radiator and upvc double glazed window to rear.



### BEDROOM THREE

10'9" x 8'8" (3.30m x 2.65m )

having built in wardrobe, central heating radiator and upvc double glazed window to rear.



## BEDROOM FOUR

8'4" x 8'5" (2.56m x 2.57m )

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



## BATHROOM

7'10" x 6'0" (2.41m x 1.84m )

having double shower cubicle, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



## OUTSIDE

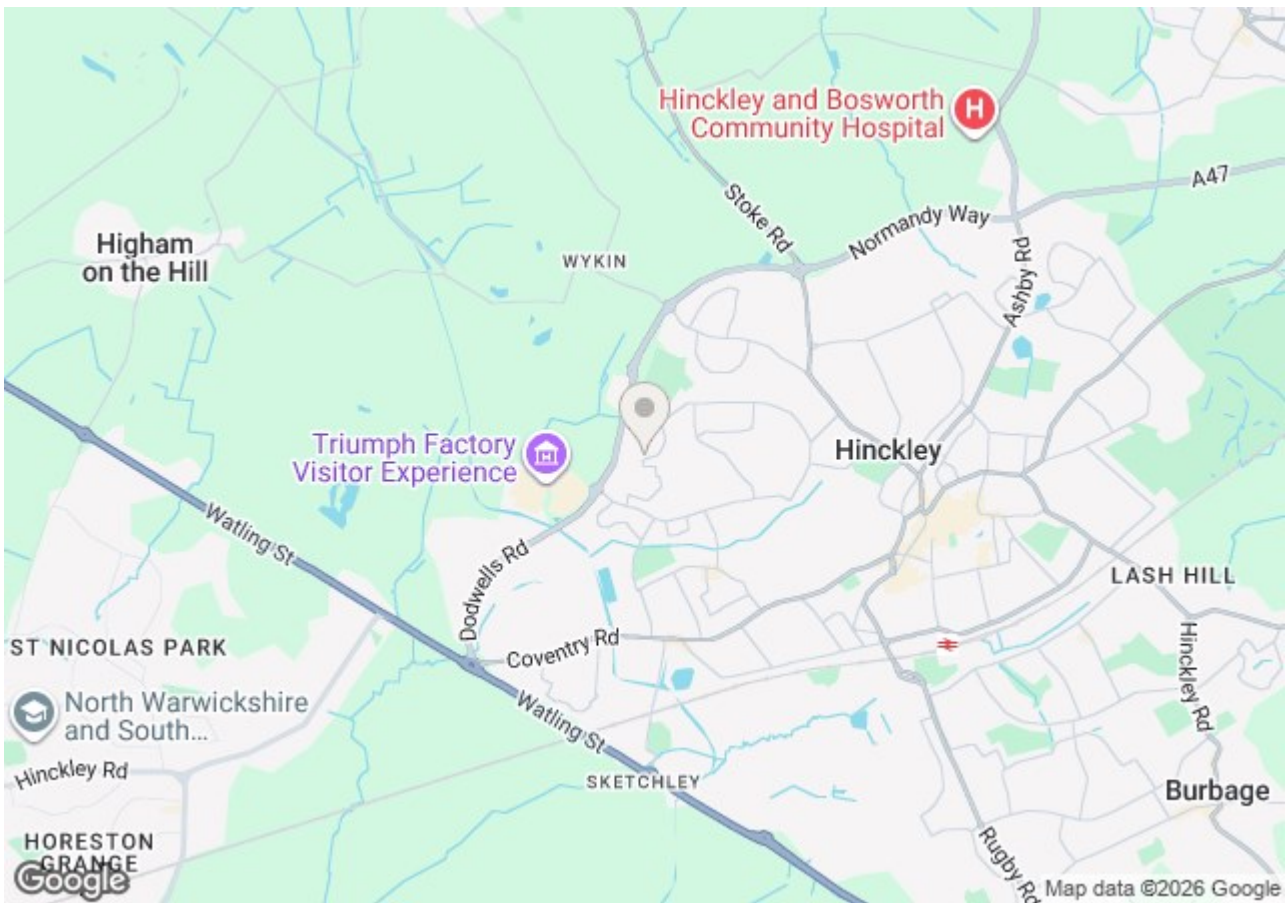
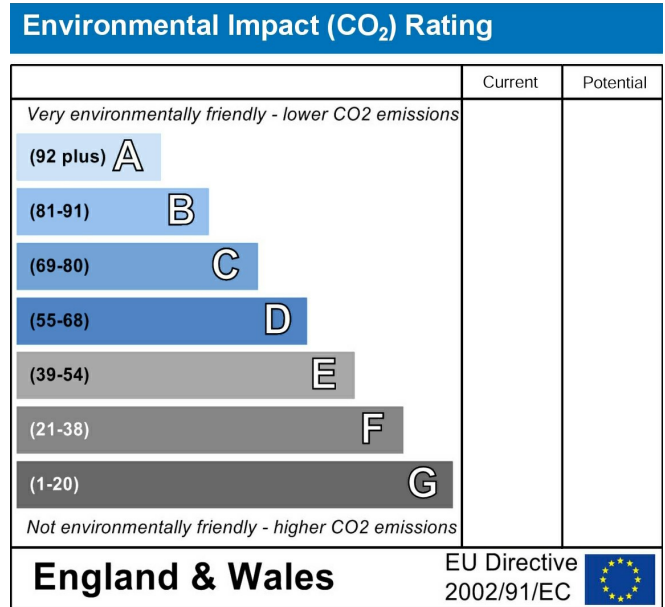
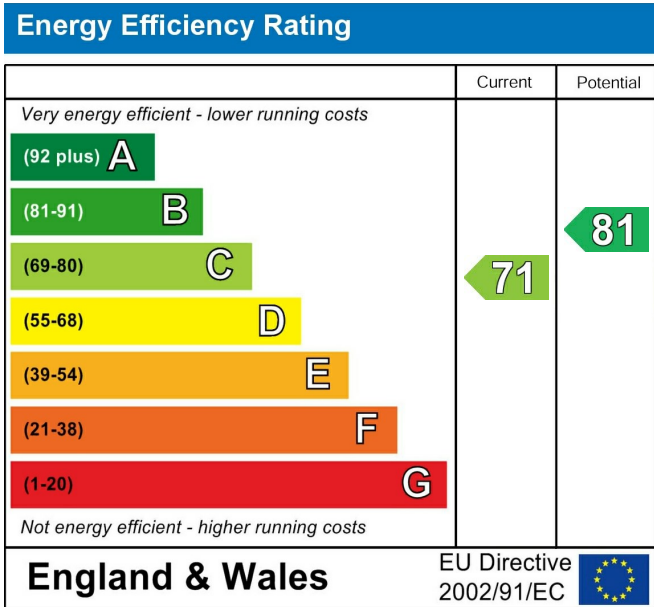
There is direct vehicular access over a block paved driveway with standing for several cars leading to GARAGE (4.93m x 2.43m) with up and over door, power and light. A lawned foregarden with shrubs. Pedestrian access to a fully enclosed lawned rear garden with patio area, flower borders and well fenced boundaries.



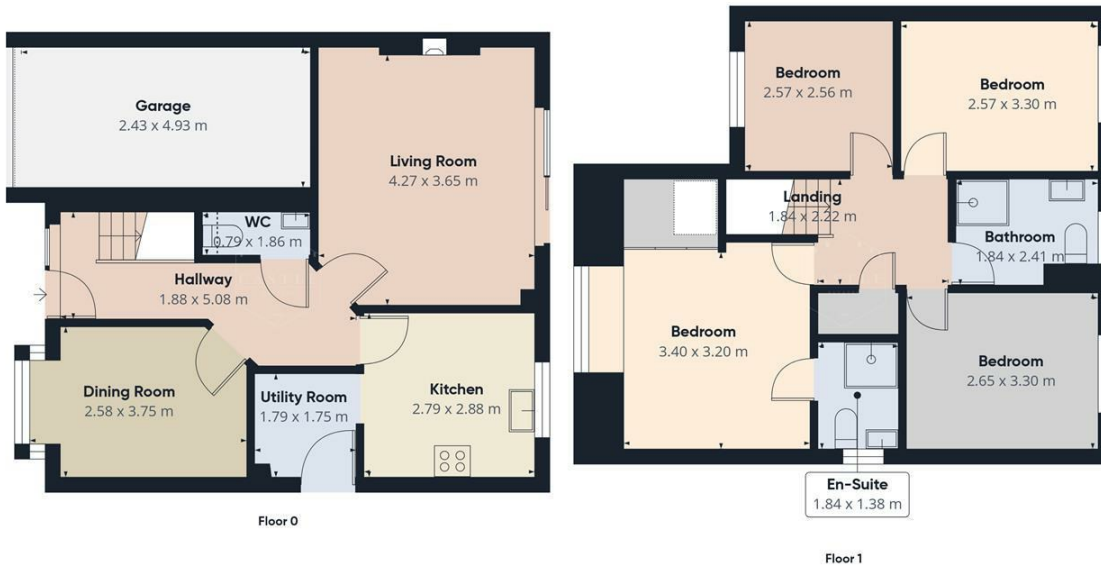


**OUTSIDE - FRONT ELEVATION**





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
	71	81	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
107.3 m<sup>2</sup>  
Reduced headroom  
0.2 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.

GIRAFFE 360

## **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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