

CASTLE ESTATES

1982

A BRAND NEW SPACIOUS THREE BEDROOMED DETACHED BUNGALOW WITH AMPLE PARKING AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION COMPLETED TO A HIGH SPECIFICATION

**** AVAILABLE SHORTLY ****



**PLOT 2 (REAR OF 236) ASHBY ROAD
HINCKLEY LE10 1SW**

Price £500,000

- 1358 SqFT
- Superb Living Kitchen Opening Onto Garden
- Master Bedroom With Ensuite
- Family Bathroom
- Lawned Rear Garden
- Lounge To Front
- Separate Utility Room
- Two Further Good Sized Bedrooms
- Off Road Parking
- AVAILABLE SHORTLY



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**** AVAILABLE SHORTLY - PHOTOGRAPHS FOR ILLUSTRATION PURPOSES ONLY **** This stunning detached bungalow offers a perfect blend of modern living and comfort. As one of two brand new spacious bungalows, this property is designed to impress with its contemporary fixtures and fittings throughout, ensuring a stylish and functional home for its future occupants.

Accessed via a private driveway, this property offers a sense of privacy and making it an ideal choice for those who value a quiet but convenient location. The surrounding area is well-connected, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

The accommodation boasts impressive hall, attractive lounge to front, superb living kitchen to the rear with bi-fold doors opening onto the private rear garden, separate utility room, master bedroom with ensuite, two further good sized bedrooms and a family bathroom. Outside the property has ample off road parking and a lawned rear garden. Viewing is essential.

Don't miss your chance to make this beautiful bungalow your own.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - TBC (Freehold).

ENTRANCE HALL

25'10 x 7'8 (7.87m x 2.34m)

having composite front door, inset LED lighting, central heating radiator and wood effect flooring.

LOUNGE

13'10 x 12'3 (4.22m x 3.73m)

having central heating radiator, inset LED lighting and upvc double glazed window to front.

OPEN PLAN LIVING DINING KITCHEN

21'9 x 14'1 (6.63m x 4.29m)

having an attractive range of contemporary Shaker style units including base units, drawers and wall cupboards, Quartz work surfaces and upstands, inset sink with mixer tap, built in oven, ceramic hob with extractor hood over, integrated dishwasher, integrated fridge freezer, integrated bin, central heating radiator, wood effect flooring, upvc double glazed window to rear and bi-fold doors opening onto private rear garden. PHOTOGRAPHS FOR ILLUSTRATION PURPOSES ONLY







UTILITY ROOM

8'5 x 5'3 (2.57m x 1.60m)

having range of matching base units, work surfaces and upstands, 'smart' washing machine and dryer, central heating radiator and wood effect flooring.

FAMILY BATHROOM

13'9 x 6'3 (4.19m x 1.91m)

having contemporary suite including panelled bath, separate shower cubicle with rain shower over, low level w.c, pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, wood effect flooring, inset LED lighting and upvc double glazed window with obscure glass.

MASTER BEDROOM

14'6 x 11'1 (4.42m x 3.38m)

having central heating radiator, inset LED lighting and upvc double glazed window to rear. PHOTOGRAPH FOR ILLUSTRATION ONLY



ENSUITE SHOWER ROOM

9'3 x 4'7 (2.82m x 1.40m)

having contemporary suite including shower cubicle with rain shower over, low level w.c, pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, wood effect flooring, inset LED lighting and upvc double glazed window with obscure glass.

BEDROOM TWO

14'6 x 11'7 (4.42m x 3.53m)

having central heating radiator, inset LED lighting and upvc double glazed window to front. PHOTOGRAPH FOR ILLUSTRATION ONLY



BEDROOM THREE

14'6 x 8'4 (4.42m x 2.54m)

having central heating radiator, inset LED lighting and upvc double glazed window to side.

OUTSIDE

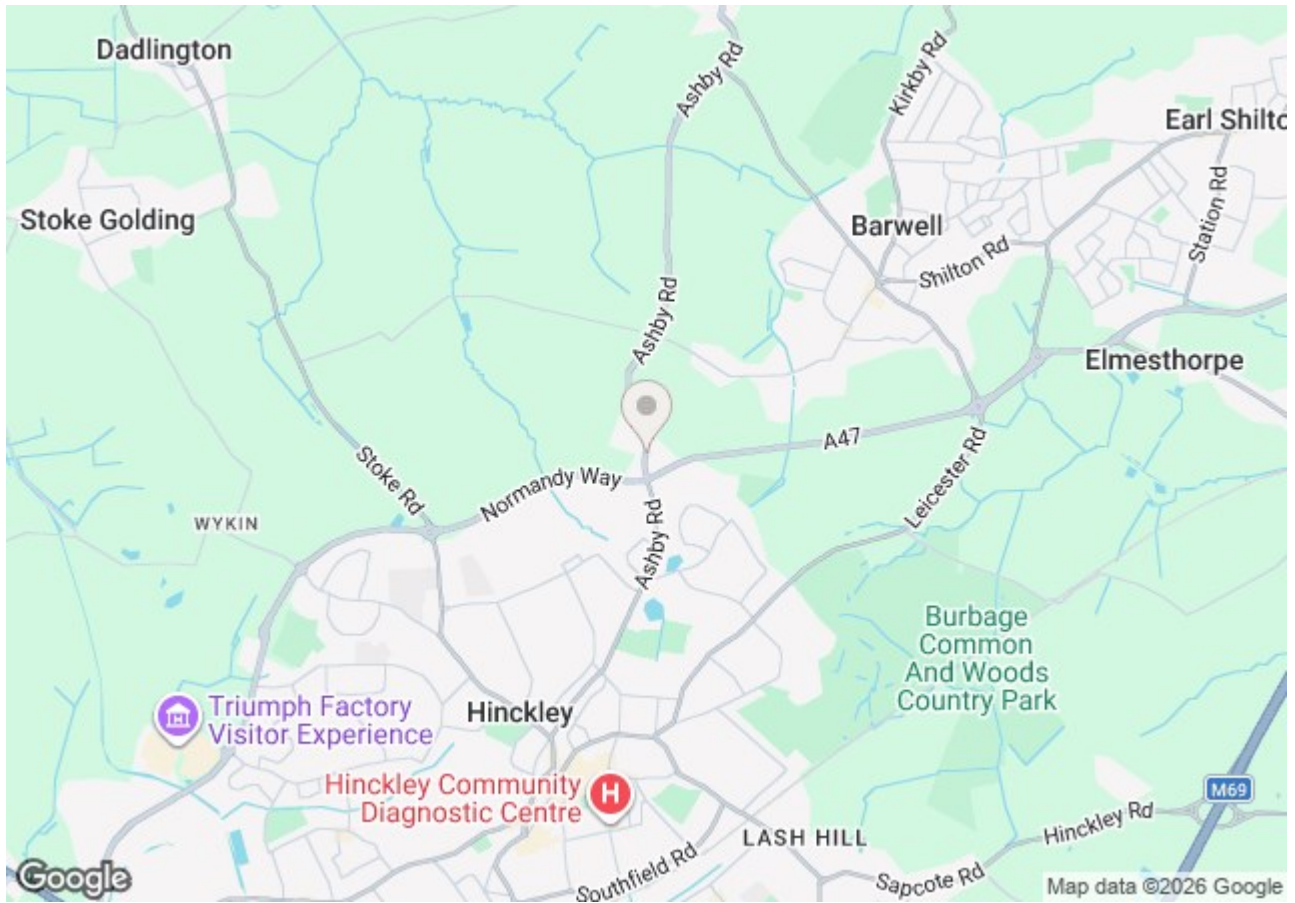
There is direct access from a private driveway leading to ample off road parking. Pedestrian access to side with air source heat pump supplying heating and hot water. A fully enclosed and private lawned rear garden with well fenced boundaries. Not overlooked from the rear. PHOTOGRAPHS FOR ILLUSTRATION PURPOSES





Energy Efficiency 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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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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
