

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION



**24 BEARSDEN CRESCENT
HINCKLEY LE10 0SQ**

Guide Price £260,000

- Entrance Porch To Hall
- Modern Fitted Dining Kitchen
- Modern Family Bathroom
- Brick Built Garage
- Popular Residential Location
- Attractive Lounge
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Well Tended Gardens Front & Rear
- VIEWING HIGHLY RECOMMENDED



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented and much improved semi detached family residence enjoys many attractive features and viewing is highly recommended.

The accommodation consists of an entrance porch leading to hall, attractive lounge and a well fitted dining kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking, brick built garage, well tended gardens front and rear.

It is situated in a popular residential location approximately one mile from Hinckley town centre with its shops, schools and amenities. Commuting via the A5, A47 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

5'4" x 3'6" (1.65m x 1.09m)

having upvc double glazed front door and window with obscure glass.

HALL

13'2" x 5'5" (4.03m x 1.66m)

having central heating radiator, alarm control panel and coved ceiling. Feature staircase to First Floor Landing with useful storage beneath.



LOUNGE

14'1" x 11'3" (4.30m x 3.44m)

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



LOUNGE



DINING KITCHEN

17'1" x 9'2" (5.21m x 2.81m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap, built in electric oven, gas hob, space and plumbing for washing machine and dishwasher, grey wood effect flooring, central heating radiator, gas fired combination boiler for central heating and domestic hot water, upvc double glazed window and door opening onto rear garden.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



FIRST FLOOR LANDING

having access to the roof space, smoke detector, laminated wood effect flooring and upvc double glazed window with obscure glass to side.

BEDROOM ONE

12'6" x 9'8" (3.83m x 2.95m)

having laminated wood effect flooring, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

10'9" x 9'4" (3.30m x 2.87m)

having laminated wood effect flooring, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

8'7" x 7'0" (2.64m x 2.14m)

having laminated wood effect flooring, central heating radiator and upvc double glazed window to front.



BATHROOM

7'3" x 5'7" (2.22m x 1.72m)

having modern white suite including panelled bath with shower over and glass screen, low level w.c., vanity unit with wash hand basin, ceramic tiled walls and chrome ladder style heated towel rail.



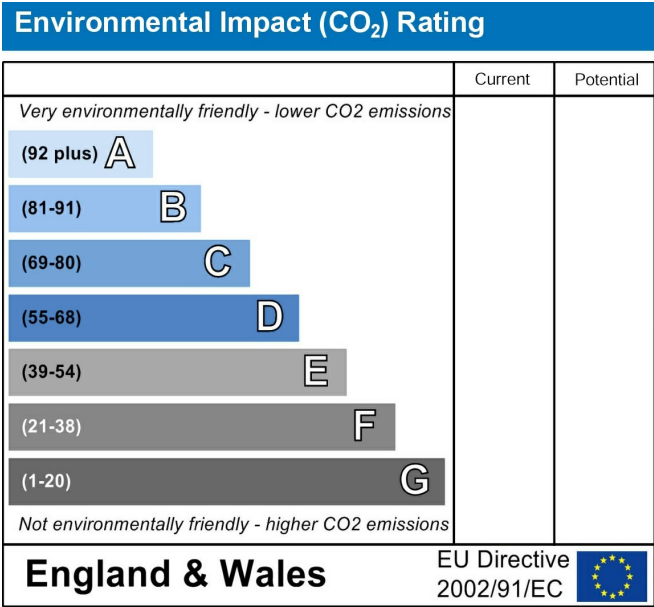
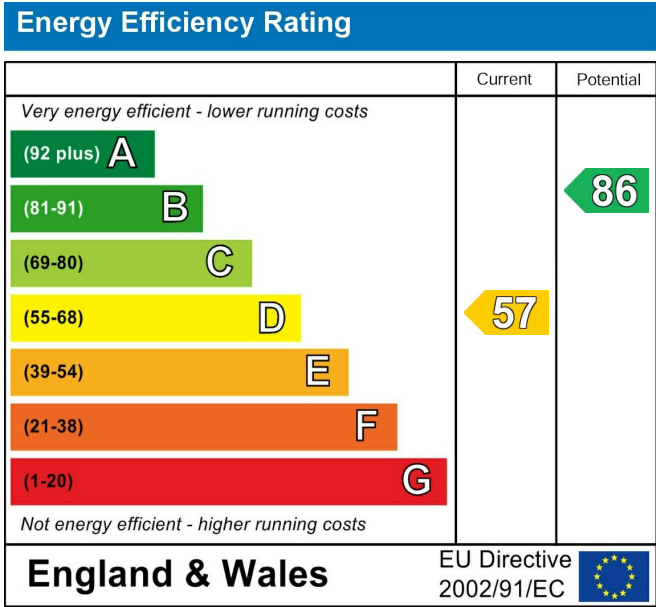
OUTSIDE

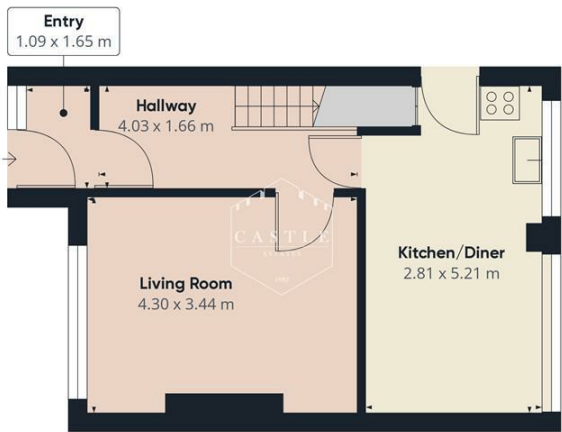
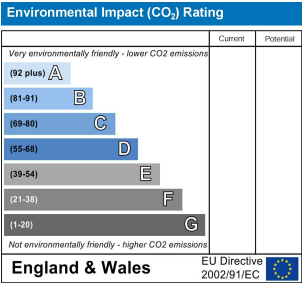
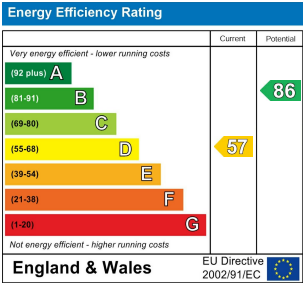
There is direct vehicular access over a tarmac driveway with standing for several cars leading to double wooden gates and further parking. GARAGE with up and over door, side window, power and light. A chip stone foregarden. A fully enclosed and private rear garden with patio area, lawn, well fenced boundaries, outside tap and light.



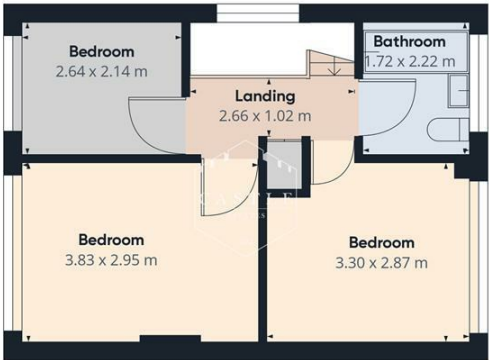
OUTSIDE







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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
