

# CASTLE ESTATES

1982

**A SPACIOUS TWO BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PLOT WITH SEPARATE GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION**



**17 YORK ROAD  
HINCKLEY LE10 0RH**

**Offers In The Region Of £280,000**

- Entrance Porch To Hall
- Attractive Lounge To Rear
- Utility Space & Separate W.C.
- Ample Off Road Parking
- Sizeable Private Gardens Front & Rear
- Two Double Bedrooms To Front
- Well Fitted Kitchen
- Modern Shower Room
- Carport & Garage
- NO CHAIN - VIEWING ESSENTIAL



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

**\*\* No Chain \*\*** Situated in Hinckley town centre on York Road, this detached bungalow must be viewed to fully appreciate its spacious accommodation and size of plot.

The accommodation boasts entrance porch to hall, two double bedrooms overlooking the front, attractive lounge with French doors opening onto the private rear garden, well fitted kitchen, utility space, separate w.c., and a modern shower room. The standout feature of this property is the size of plot with ample off road parking, carport, garage and mature gardens front and rear.

Situated in a popular and convenient town centre location, this property benefits from easy access to a variety of local amenities, including shops, restaurants, and recreational facilities.

Additionally, the property is offered with no chain, allowing for a smooth and efficient purchasing process. This is a rare opportunity to acquire a lovely bungalow in a sought-after area, so do not miss your chance to make this delightful home your own.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE PORCH

having upvc double glazed double doors with leaded lights and obscure glass.

## HALL

15'1" x 4'11" (4.6m x 1.5m )

having wooden inner door and side windows with obscure glass, central heating radiator, dado rail, wall light points and built in storage cupboards.





## HALL



## BEDROOM ONE

13'5" x 11'9" (4.1m x 3.6m )

having upvc double glazed bay window to front, coved ceiling, central heating radiator, range of fitted furniture including wardrobes, dressing table with drawers, bridging unit over the bed and bedside niches.



## BEDROOM ONE



## BEDROOM TWO

10'5" x 10'2" (3.2m x 3.1m )

having upvc double glazed window to front, dado rail, coved ceiling and central heating radiator.





## LOUNGE

15'5" x 12'1" (4.7m x 3.7m )

having upvc double glazed French doors opening onto rear garden, two upvc double glazed side windows, stone fireplace with electric fire, tv aerial point, wall light points, coved ceiling and dado rail.



## KITCHEN

11'1" x 9'6" (3.4m x 2.9m )

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces, ceramic tiled splashbacks and inset stainless steel sink with mixer tap, built in electric oven and grill, induction hob with extractor hood over, integrated washing machine, two central heating radiators, ceramic tiled flooring, coved ceiling and upvc double glazed window to rear.



## KITCHEN



## SIDE PORCH

having upvc double glazed door.

## UTILITY SPACE

having window with obscure glass, recently fitted gas fired combination boiler for central heating and domestic hot water.

## SEPARATE W.C

having low level w.c. and central heating radiator.





## FAMILY BATHROOM

7'6" x 5'6" (2.3m x 1.7m )

having modern suite including double shower cubicle with handheld shower and rain shower over, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled walls and flooring, access to the roof space and upvc double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access over a good sized block paved driveway with ample off road parking for numerous cars. Double gates leading to CARPORT and GARAGE (6.9m x 3m) having electric door, power and light. A lawned foregarden. Pedestrian access to a fully enclosed and sizeable rear garden with slabbed patio area, lawn, mature flower and shrub borders, well fenced boundaries and garden shed. Very private and not overlooked.



## OUTSIDE



## OUTSIDE







### Energy Efficiency Rating

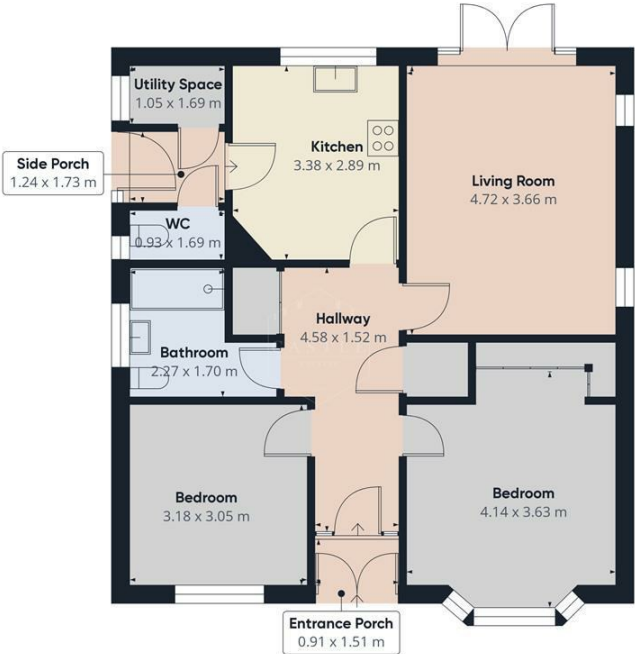
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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>		
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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**Floor 0** Building



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Approximate total area<sup>(n)</sup>  
94.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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