

# CASTLE ESTATES

1982

**A SPACIOUS FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PRIVATE PLOT WITH AMPLE OFF ROAD PARKING, GARAGE AND MATURE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**1 SUNNYDALE ROAD  
HINCKLEY LE10 0PB**

**Offers In Excess Of £290,000**

- Entrance Hall
- Well Fitted Dining Kitchen
- Three Double Bedrooms & Further Bedroom/Office
- Ample Off Road Parking
- Sizeable Mature Rear Garden
- Attractive Lounge To Front
- Laundry/Pantry Store
- Family Bathroom
- Integral Garage
- VIEWING ESSENTIAL



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**\*\* VIEWING HIGHLY RECOMMENDED \*\*** A spacious and well appointed semi detached family residence enjoying ample off road parking, integral garage and sizeable mature rear garden.

The accommodation boasts entrance hall, attractive lounge, well fitted kitchen and laundry/pantry store. To the first floor there are four bedrooms and a family bathroom.

It is situated in a popular and convenient location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

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

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

### **ENTRANCE HALL**

5'6" x 4'7" (1.69m x 1.41m )

having upvc double glazed front door with feature leaded lights, coved ceiling and built in storage. Staircase to First Floor Landing.







## LOUNGE

13'10" x 12'5" (4.22m x 3.79m )

having upvc double glazed bay window to front with coloured leaded lights, feature fireplace with inset fire, marble back and hearth, tv aerial point, coved ceiling and herringbone style wood effect flooring.







## DINING KITCHEN

17'1" x 12'4" (5.22m x 3.76m )

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting granite work surfaces and upstands, space for rangemaster style cooker with cooker hood over, wine cooler, space for American style fridge freezer, wall mounted gas fired boiler for central heating and domestic hot water, coved ceiling, upvc double glazed windows and French doors opening onto Garden.



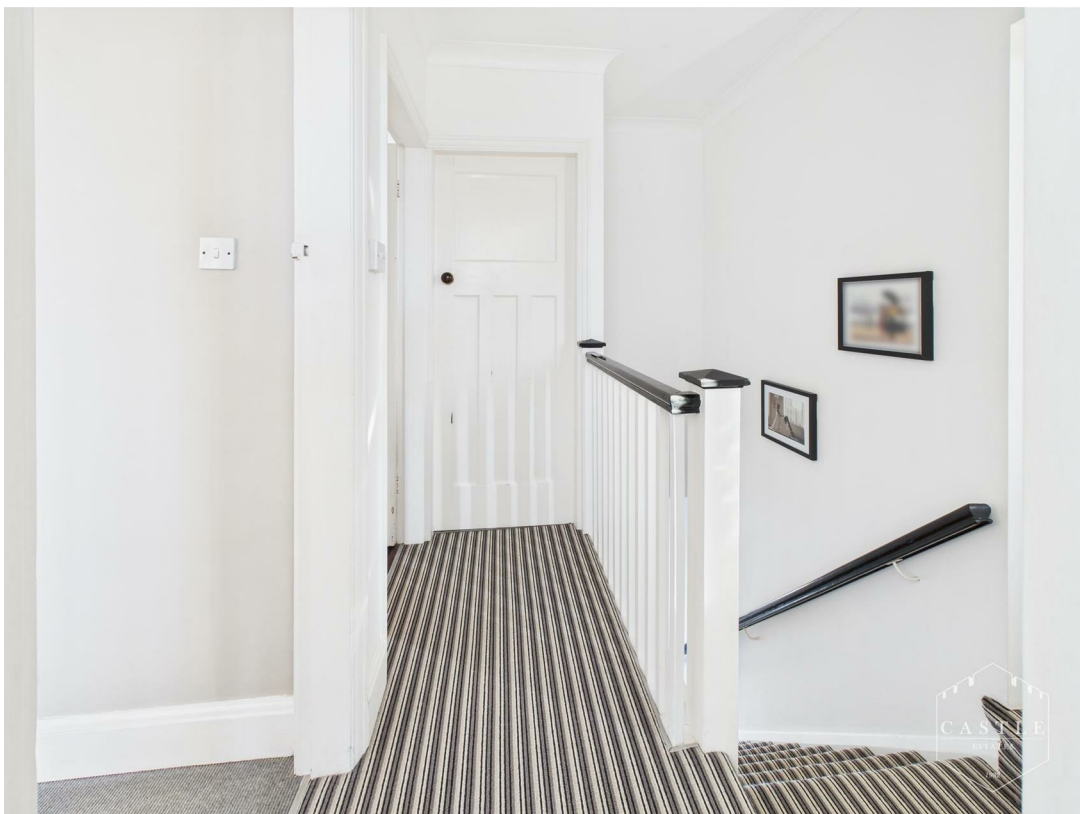


### LAUNDRY ROOM/PANTRY STORE

7'1" x 3'1" (2.18m x 0.95m )

### FIRST FLOOR LANDING

having balustrading and access to the roof space.





## BEDROOM ONE

13'11" x 10'7" (4.26m x 3.24m )

having upvc double glazed bay window to front with coloured leaded lights, central heating radiator, coved ceiling, picture rail and wood strip flooring.



## BEDROOM TWO

15'10" x 11'2" (4.83m x 3.42m )

having upvc double glazed window, coved ceiling and central heating radiator.

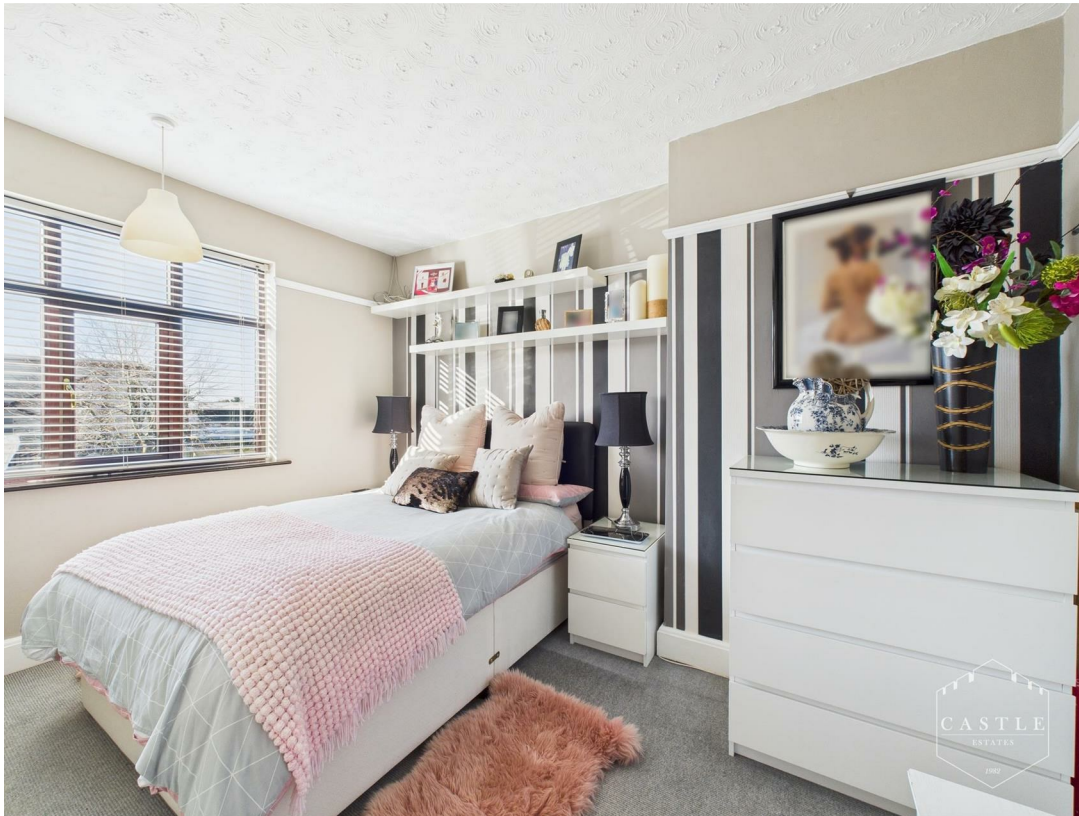




### BEDROOM THREE

12'3" x 10'6" (3.74m x 3.22m )

having upvc double glazed window, central heating radiator and picture rail.



### BEDROOM FOUR/OFFICE

9'1" x 6'0" (2.79m x 1.84m )

having upvc double glazed window, coved ceiling and central heating radiator.

## BATHROOM

8'8" x 6'2" (2.65m x 1.88m )

having white suite including panelled bath, separate shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



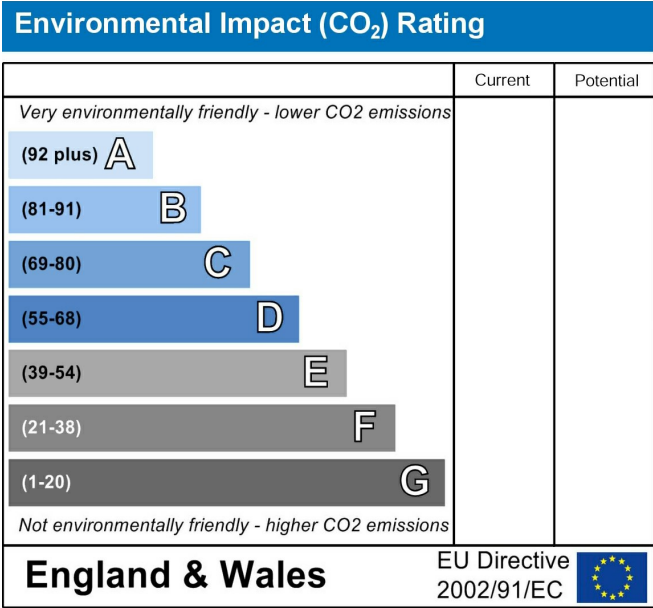
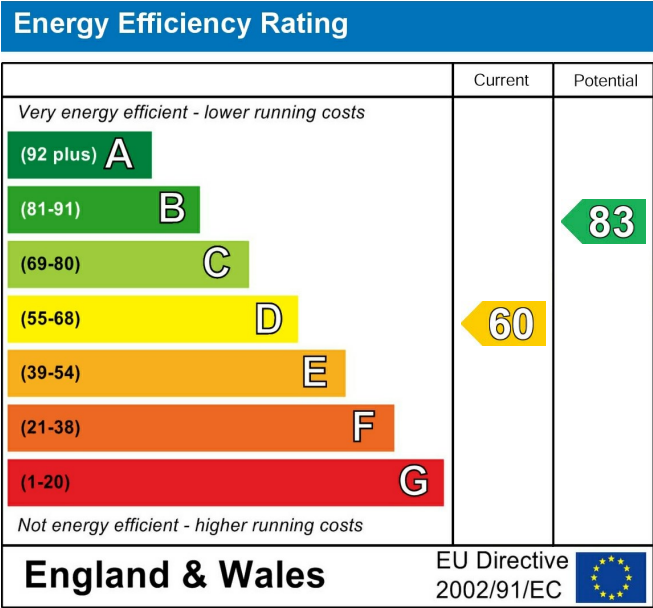


## OUTSIDE

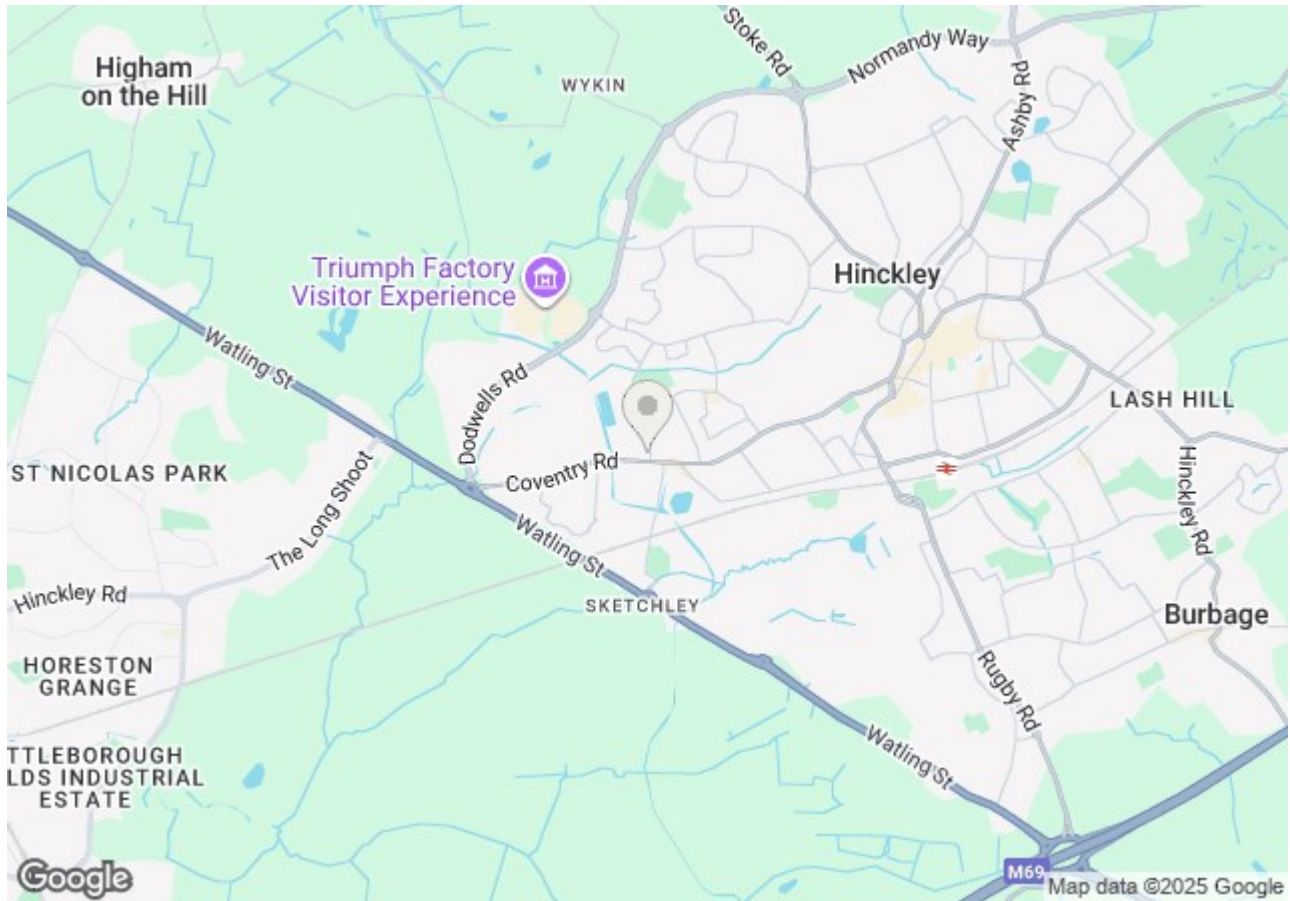
There is direct vehicular access over a good sized driveway with standing for numerous cars leading to INTEGRAL GARAGE (4.11m x 3.25m). Pedestrian access to a fully enclosed rear garden with patio area, lawn, mature trees, flowers and shrub borders, well fenced boundaries. OUTSIDE W.C. and STORE.





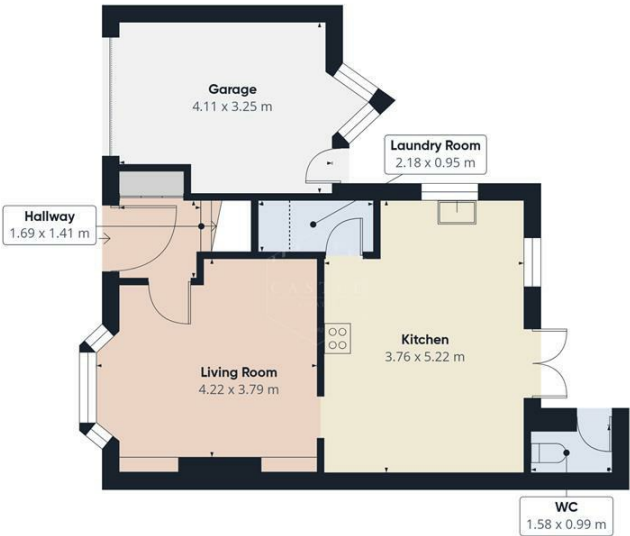




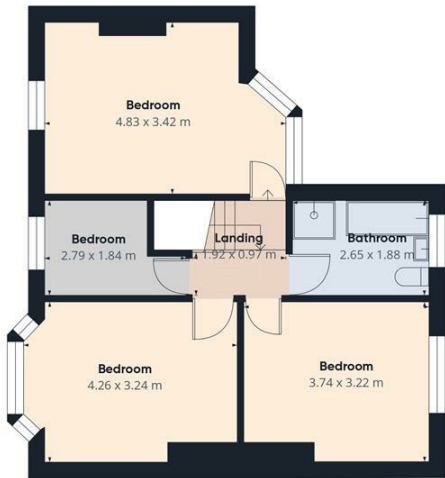


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) 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



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
106.4 m<sup>2</sup>  
Reduced headroom  
0.5 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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