

CASTLE ESTATES

1982



**9 SEAFORTH DRIVE
HINCKLEY LE10 0XJ**

£1,200 PCM



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



A well-presented three bedroom semi-detached property situated in a popular residential area of Hinckley, offering spacious and practical accommodation ideal for families or professional tenants alike.

The ground floor comprises, a bright and comfortable living room, dining area and a fitted kitchen with ample storage and workspace. To the rear of the property, a conservatory provides additional living space, perfect for use as a second sitting room, playroom, or home office, with views over the rear garden.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

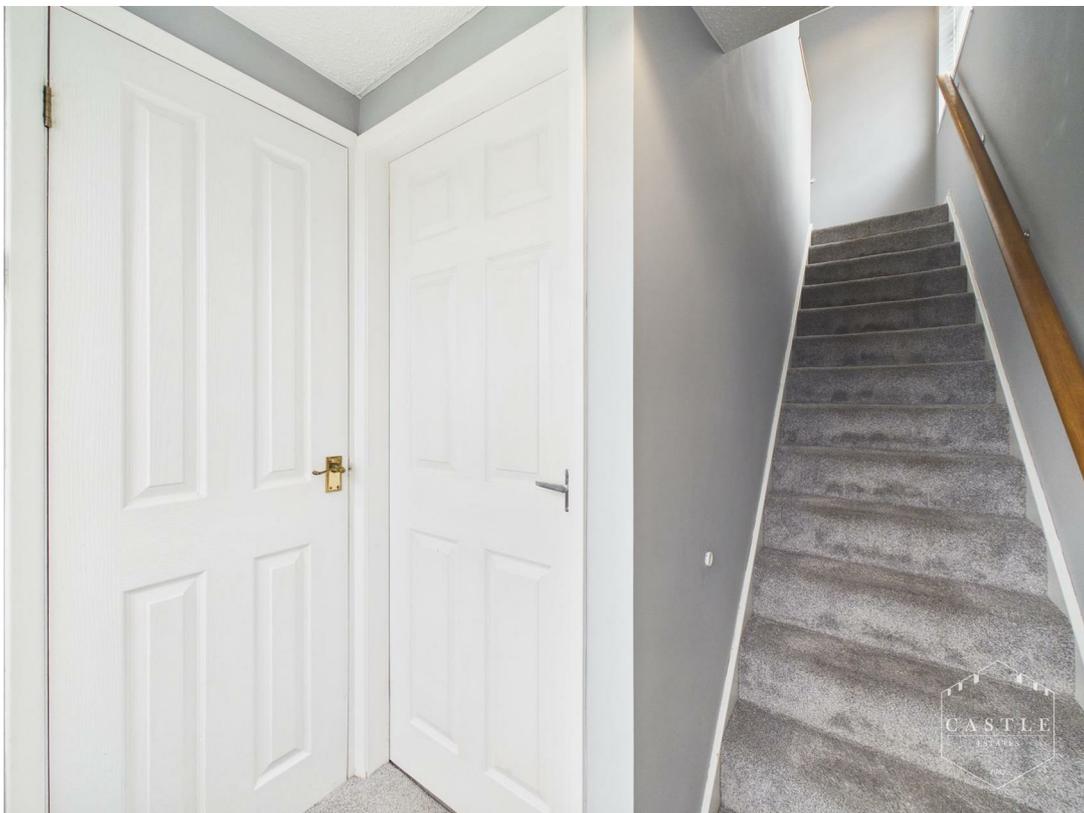
Externally, the home benefits from a private rear garden, driveway parking, and a garage providing additional storage.

The property is located within easy reach of local schools, amenities, and transport links, making it ideally positioned for convenient day-to-day living.

The previous EPC rating was C. An updated Energy Performance Certificate is currently being arranged.

Early viewing is highly recommended.

ENTRANCE HALLWAY



LIVING ROOM

20'1 x 14'1 (6.12m x 4.29m)



KITCHEN

8'3 x 9'5 (2.51m x 2.87m)



SUNROOM

7'5 x 16'8 (2.26m x 5.08m)



BEDROOM

10 x 10'7 (3.05m x 3.23m)



BEDROOM

10'5 x 7'5 (3.18m x 2.26m)



BEDROOM

7'5 x 6'5 (2.26m x 1.96m)



BATHROOM

7'8 x 6'2 (2.34m x 1.88m)



OUTSIDE

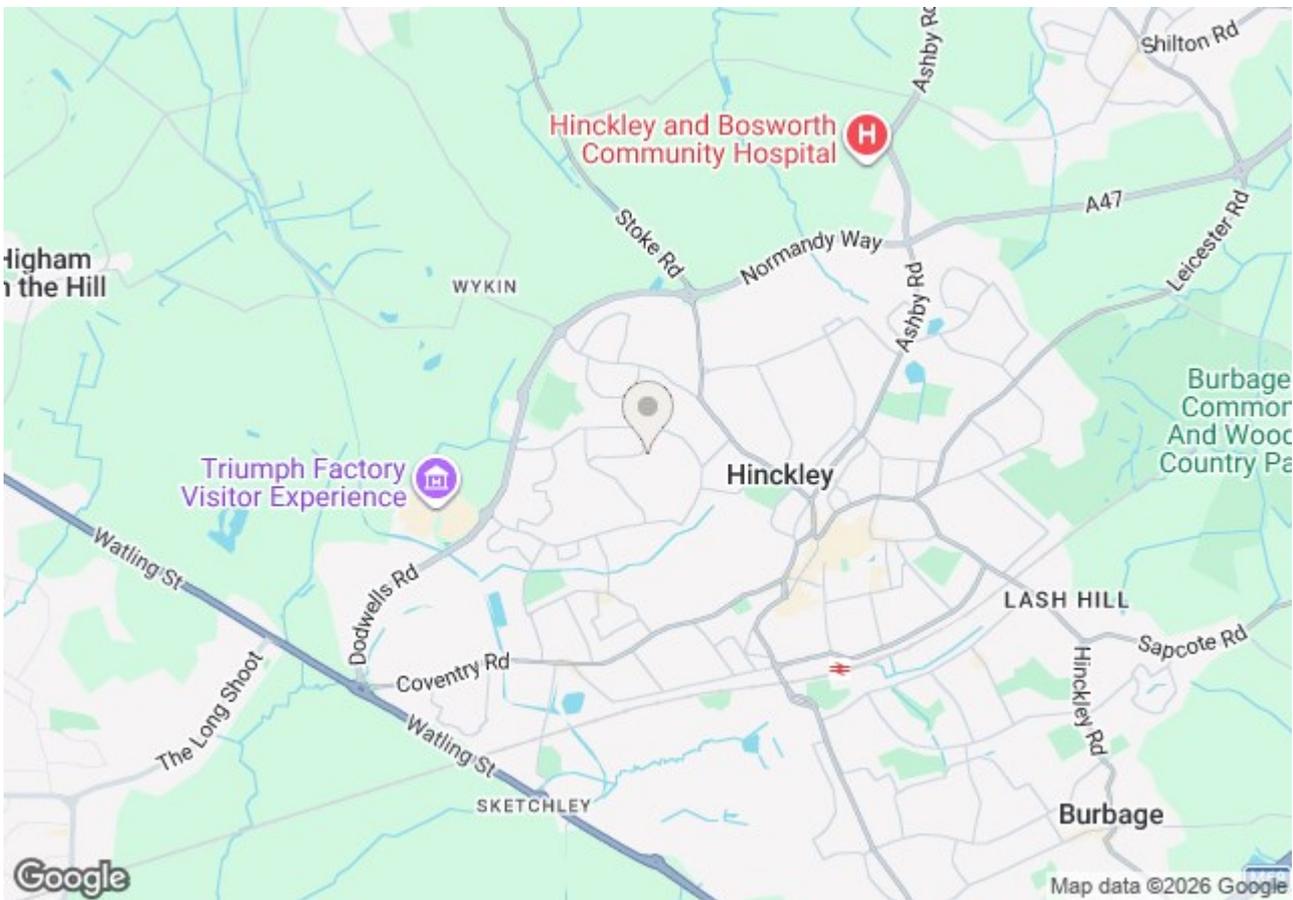


Energy Efficiency Rating

	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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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			
(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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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
