

CASTLE ESTATES

1982

A WELL APPOINTED THREE BEDROOMED END TOWNHOUSE STANDING ON A GOOD SIZED PLOT CORNER PLOT SITUATED IN A POPULAR AND CONVENIENT LOCATION



**110 OUTLANDS DRIVE
HINCKLEY LE10 0TW**

Price £230,000

- Entrance Hall
- Well Fitted Kitchen
- Family Bathroom
- Sizeable Lawned Gardens
- Attractive Lounge
- Three Good Sized Bedrooms
- Parking & Garage En Bloc
- Popular & Convenient Location



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**** VIEWING ESSENTIAL **** A well appointed end townhouse standing on a good sized plot with parking and garage en bloc situated in a popular and convenient location.

The accommodation enjoys entrance hall, lounge to front and well fitted kitchen. To the first floor there are three good sized bedrooms and a family bathroom.

It is situated on the outskirts of Hinckley, convenient for persons wanting to commute via the A47 Northern Perimeter Road to the A5 and M69 junctions making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. Hinckley town centre is approximately one mile away with its shops, schools and amenities.

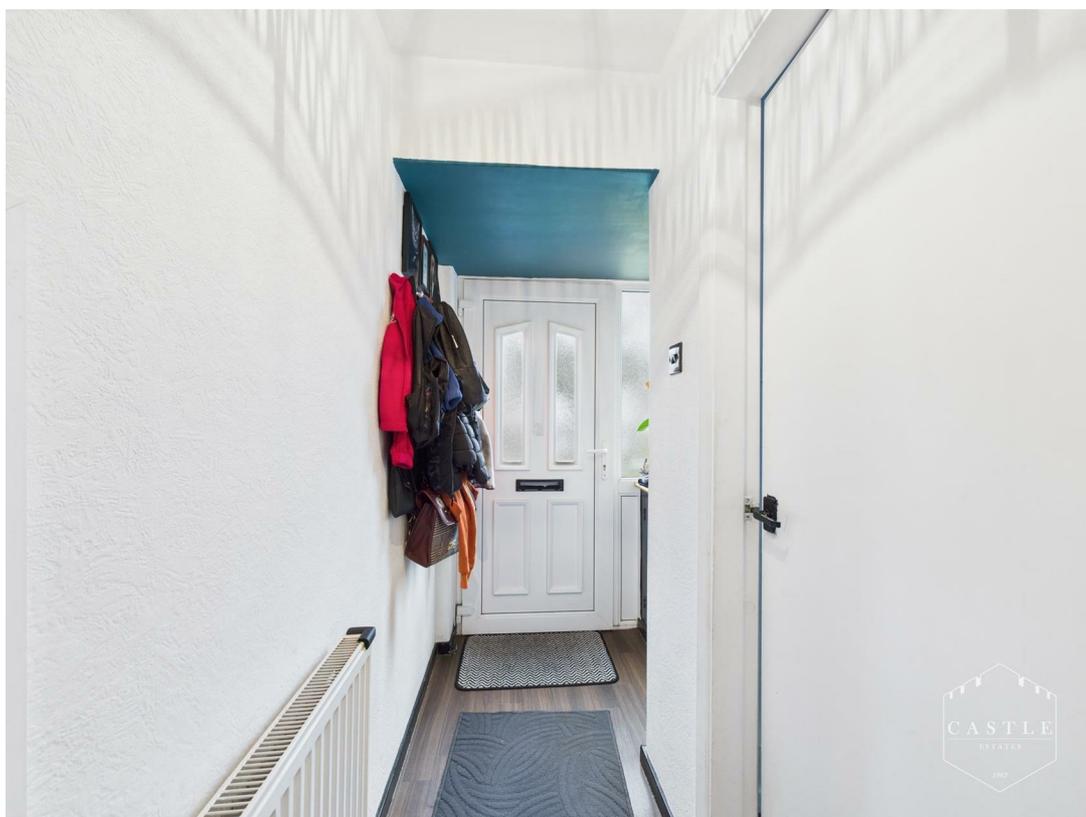
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

4'11" x 3'2" (1.51m x 0.99m)

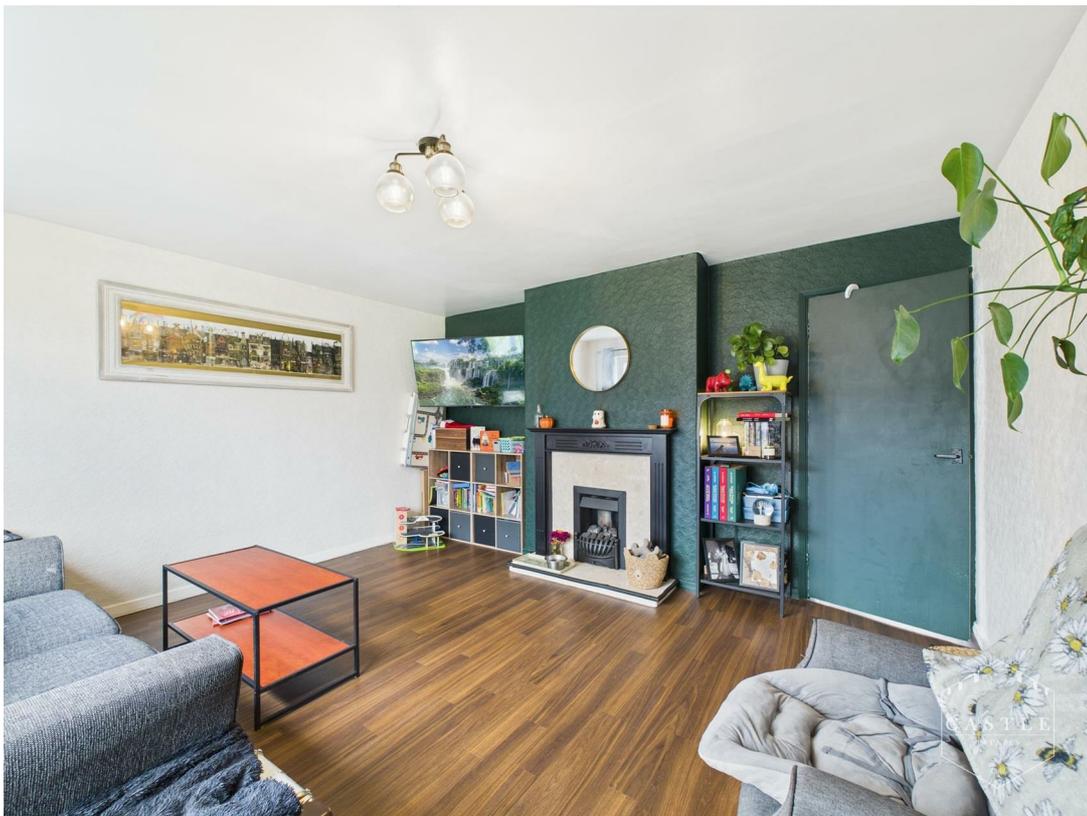
having upvc double glazed front door and side window with obscure glass, wood effect flooring and central heating radiator. Staircase to the First Floor Landing.



LOUNGE

13'9" x 12'10" (4.21m x 3.92m)

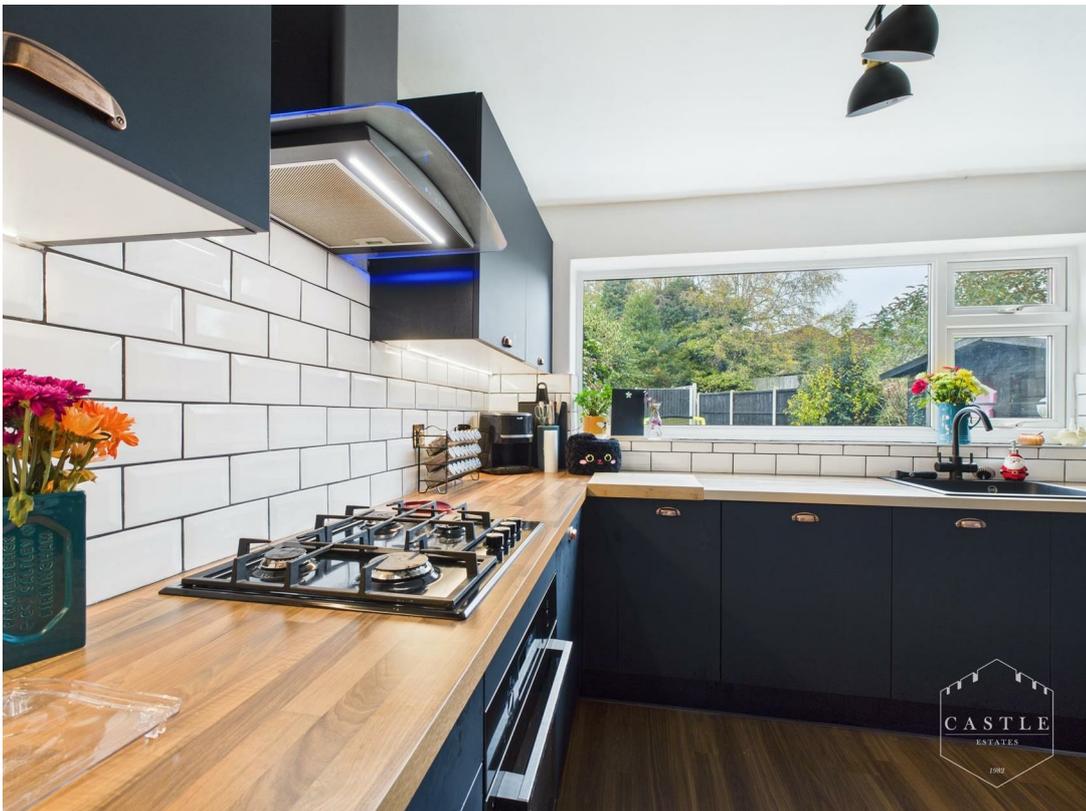
having feature fireplace with living flame fire, marble back and hearth, tv aerial point, wood effect flooring and upvc double glazed window to front.



KITCHEN

17'3" x 9'10" (5.26m x 3m)

having range of units including base units, drawers and wall cupboards, butchers block effect work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for American style fridge freezer, built in storage cupboard, central heating radiator, upvc double glazed window to rear and door opening onto Garden.



FIRST FLOOR LANDING

having access to the roof space.



BEDROOM ONE

12'7" x 9'8" (3.86m x 2.96m)

having central heating radiator and upvc double glazed window to front.



BEDROOM TWO

9'11" x 8'11" (3.04m x 2.72m)

having central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

9'7" x 7'0" (2.94m x 2.15m)

having central heating radiator and upvc double glazed window to front.



BATHROOM

7'8" x 5'11" (2.35m x 1.81m)

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



OUTSIDE

A sizeable lawned foregarden with path to front door. Pedestrian access to a fully enclosed rear garden with patio area, lawn and well fenced boundaries. PARKING and GARAGE EN BLOC with up and over door.





PARKING & GARAGE

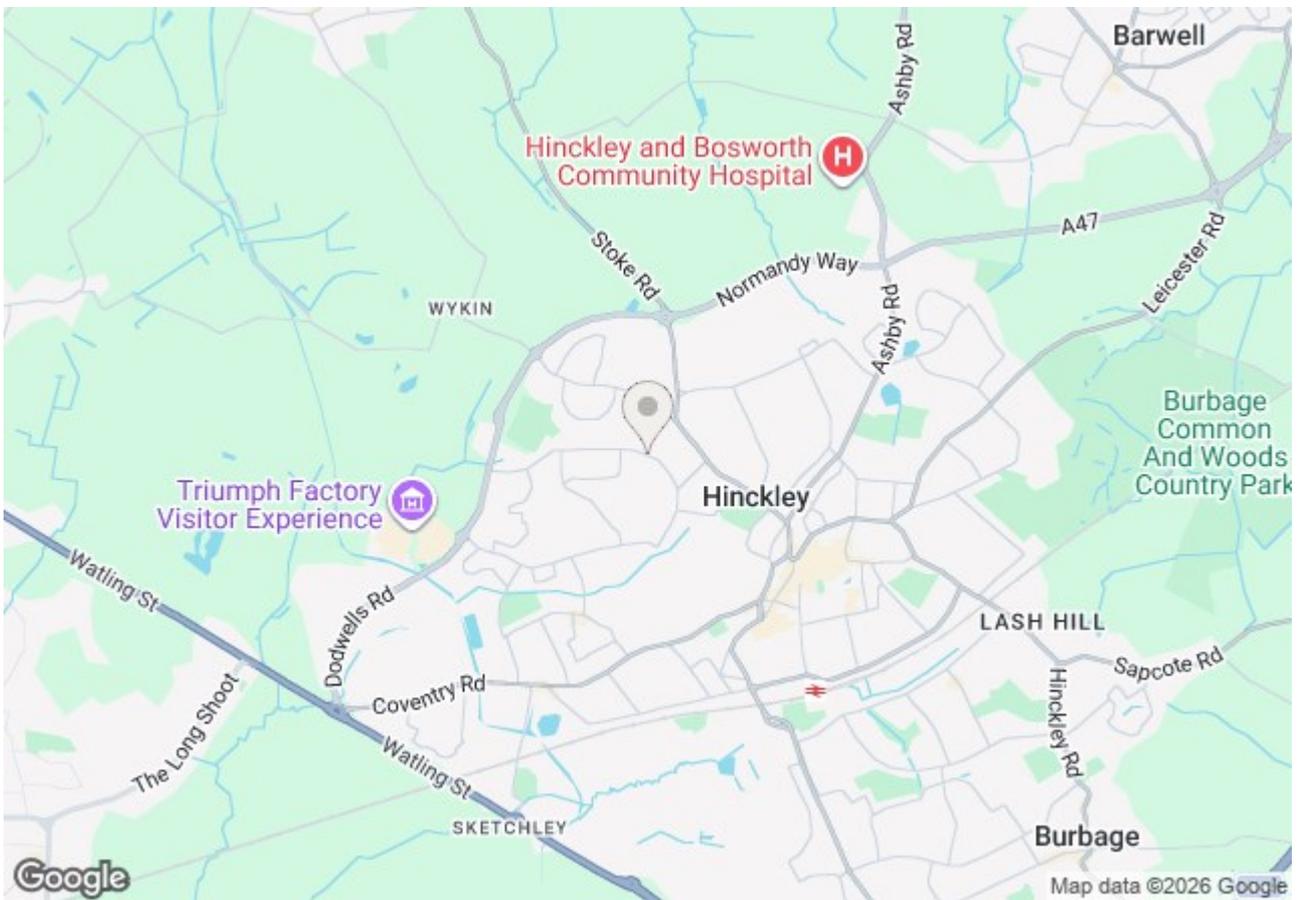


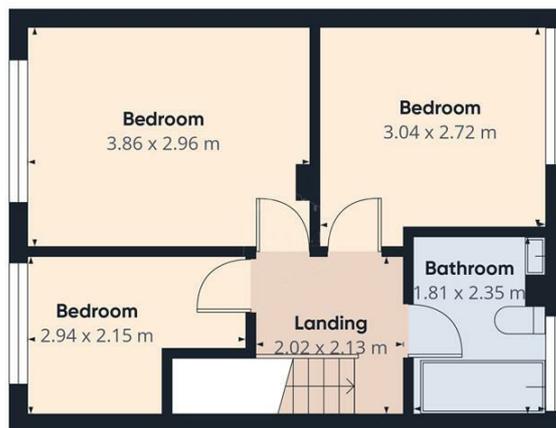
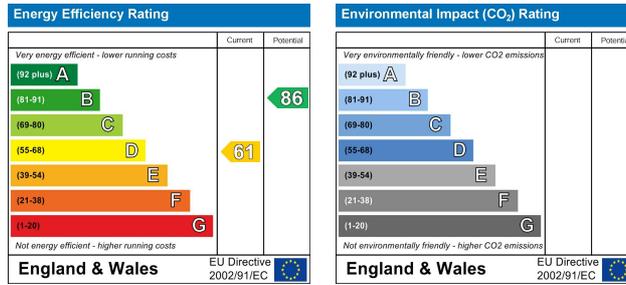
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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	





Approximate total area⁽¹⁾
70 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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
