

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED, EXTENDED AND IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH OFF ROAD PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR AND QUIET RESIDENTIAL LOCATION**



## **16 ZEALAND CLOSE HINCKLEY LE10 1TJ**

**Offers In The Region Of £245,000**

- Entrance Hall
- Good Sized Dining Kitchen
- Three Good Sized Bedrooms
- Off Road Parking & Garage
- Popular & Quiet Residential Location
- Attractive Lounge Area To Front
- Upvc Double Glazed Conservatory
- Modern Family Bathroom
- Well Tended Gardens Front & Rear
- VIEWING ESSENTIAL



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This tastefully presented, extended and much improved semi-detached family residence must be viewed to fully appreciate its well proportioned accommodation, wealth of quality fixtures and fittings.

The accommodation boasts entrance hall, attractive lounge opening through to good sized dining kitchen and conservatory. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking, garage and well tended lawned gardens front and rear.

Situated in a popular residential location, ideal for all local shops, schools, amenities and road networks. Book a viewing today !

### **VIEWING**

By arrangement through the Agents.

### **DESCRIPTION**

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

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

### **ENTRANCE HALL**

having composite double glazed front door with leaded lights, wood effect flooring and central heating radiator. Staircase to First Floor Landing.

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## LOUNGE

14'6" x 12'3" (4.43m x 3.74m )

having upvc double glazed window to front, central heating radiator, wood effect flooring, tv aerial point and under stairs storage. Opening through to Dining Kitchen.



## DINING KITCHEN

15'1" x 10'1" (4.61m x 3.08m)

having attractive range of modern fitted high gloss cream units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap and drainer, ceramic tiled splashbacks, built in electric oven and grill, four ring gas hob with extractor hood, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, central heating radiator and upvc double glazed window to rear. Square archway to Conservatory.



DINING KITCHEN



DINING KITCHEN



## CONSERVATORY

8'7" x 7'10" (2.63m x 2.39m )

having brick base, upvc double glazed windows and French doors opening onto the rear garden.



## FIRST FLOOR LANDING

having upvc double glazed window to side and access to the part boarded roof space.



## BEDROOM ONE

12'7" x 8'7" (3.86m x 2.64m )

having range of built in wardrobes, central heating radiator and upvc double glazed window to front.



**BEDROOM TWO**

10'0" x 8'7" (3.05m x 2.63m )

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



### BEDROOM THREE

6'3" x 6'5" (1.93 x 1.96m)

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



## BATHROOM

6'3" x 5'6" (1.93m x 1.68m )

having low level w.c., wash hand basin with chrome mixer tap, white panelled bath with shower screen and shower over, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



**OUTSIDE**

There is direct vehicular access over a good sized tarmac driveway with standing for cars and EV charging point leading to GARAGE (5.20m x 2.67m) with up and over door, power and light. A well tended lawned foregarden. A fully enclosed rear garden with pebbled seating area, lawn and well fenced boundaries.



**OUTSIDE**

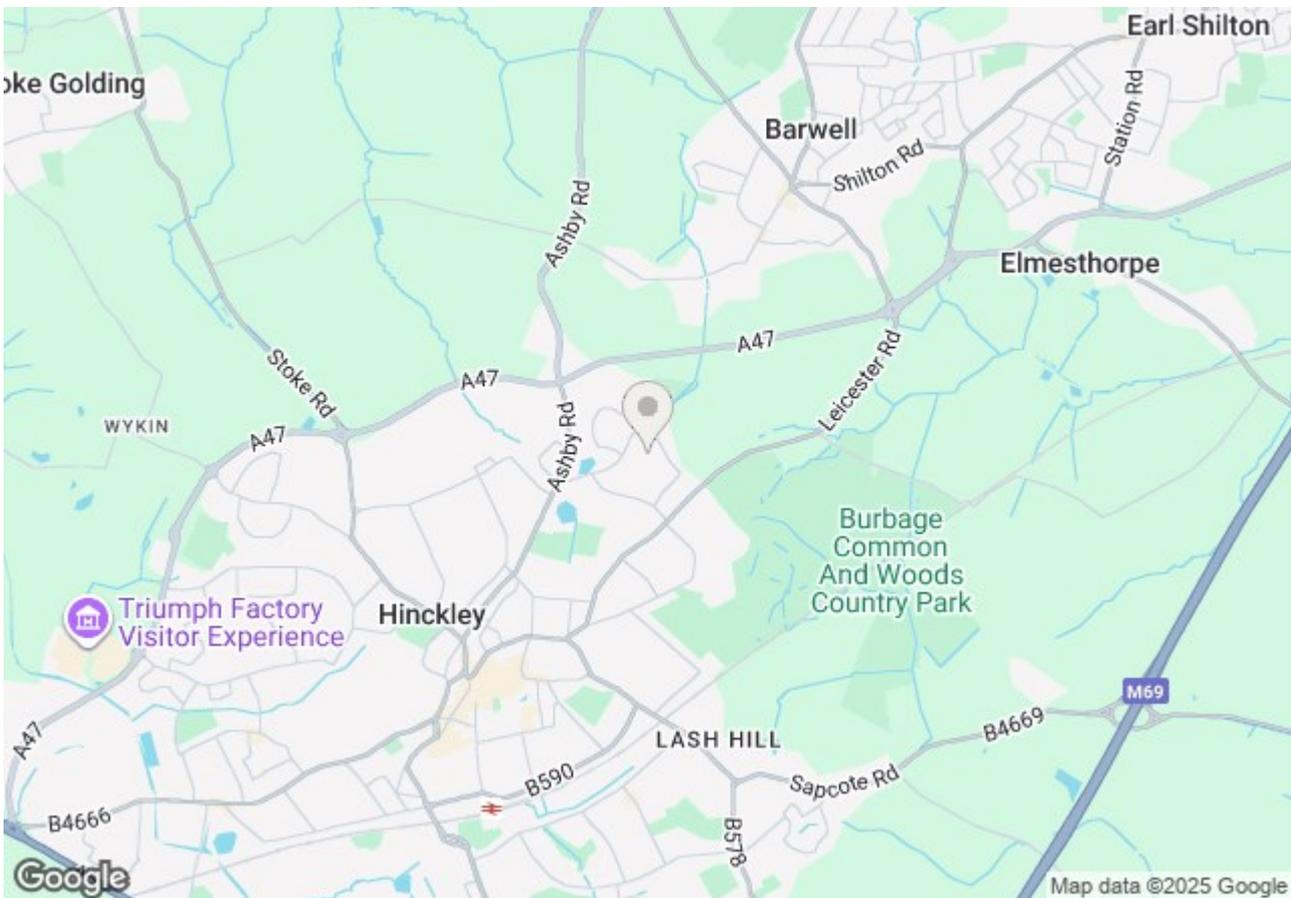


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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

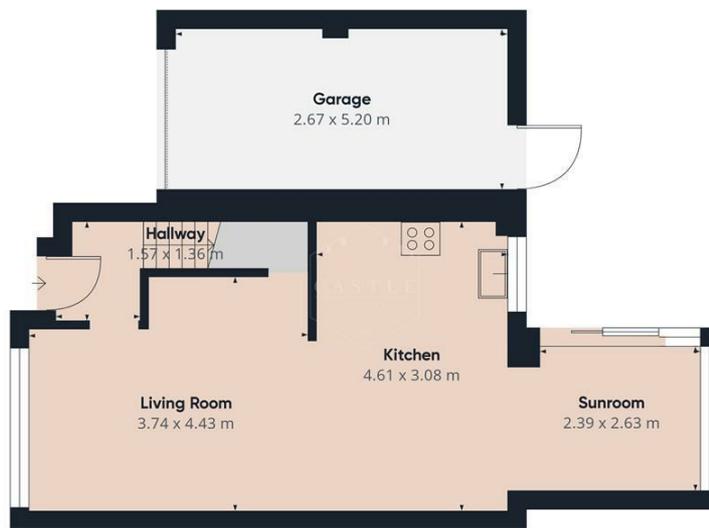
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85

68



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
86.88 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.

GIRAFFE360

## **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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