

CASTLE ESTATES

1982

A WELL APPOINTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION



**20 WENDOVER DRIVE
HINCKLEY LE10 1UQ**

Offers Over £390,000

- Entrance Hall & Guest Cloakroom
- Well Fitted Dining Kitchen
- Utility Room
- Spacious Lounge
- Upvc Double Glazed Conservatory
- Two Double Bedrooms & Two Further Good Sized Bedrooms
- Family Bathroom
- Ample Off Road Parking & Integral Garage
- Well Maintained Private Rear Garden
- Popular & Convenient Residential Location



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Wendover Drive, Hinckley - This well presented and much improved detached family residence must be viewed to fully appreciate its spacious accommodation and good sized plot.

This delightful home boasts entrance hall with guest cloakroom off, spacious lounge, well fitted kitchen, upvc double glazed conservatory and a useful utility room. To the first floor there are four good sized bedrooms and a family bathroom. Outside the property stands on a lovely sized plot with ample off road parking for two cars, lawned gardens front and rear. The rear garden being very private and not overlooked.

It is situated in a sought after and quiet cul-de-sac location close to Hinckley's shops, schools and amenities. Hinckley Golf Club and Burbage Common and Woods are also close by in the opposite direction. Commuters will also find the property conveniently placed for the A47 Northern Perimeter Road which links down to the A5 and M69 making travelling to Leicester, Coventry, Birmingham and other surrounding urban areas very good indeed.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful home.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

6'6" x 6'6" (2m x 2m)

having composite double glazed front door with leaded lights, oak effect flooring, central heating radiator and useful understairs storage.



GUEST CLOAKROOM

having low level w.c., wall mounted wash hand basin with chrome mixer tap, central heating radiator, oak effect flooring, half panelled walls and ceramic tiled splashbacks.



LOUNGE

18'0" x 10'9" (5.5m x 3.3m)

having feature fireplace with log burner and beam over, oak effect flooring, coved ceiling, inset LED lighting, central heating radiator, tv aerial point, dual aspect upvc double glazed window to front and patio doors opening onto rear garden.



LOUNGE



LOUNGE



DINING KITCHEN

17'8" x 14'9" (5.4m x 4.5m)

having an attractive range of contemporary white gloss fitted units including base units, drawers and wall cupboards, butcher block work surfaces and inset sink with chrome mixer tap, built in electric oven, four ring gas hob with cooker hood over, integrated fridge freezer, integrated dishwasher, feature underlighting, inset ceiling lighting and kickboard lighting, designer central heating radiator, oak effect flooring and upvc double glazed window to front. Staircase to First Floor Landing with feature log burner underneath. Upvc double glazed sliding doors to Conservatory.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN

CONSERVATORY

12'5" x 8'6" (3.8m x 2.6m)

having brick base, polycarbonate roof, upvc double glazed windows and French doors opening onto rear garden. Door to Utility Room (part of the original garage).



UTILITY ROOM

10'9" x 8'10" (3.3m x 2.7m)

having space and plumbing for washing machine, space for tumble dryer, fitted wall cupboards, upvc double glazed window to rear.



GARAGE

16'4" x 8'10" (5m x 2.7m)

having electric up and over door, cupboard space, meters, power and light.

FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

11'5" x 9'2" (3.5m x 2.8m)

having central heating radiator, inset LED lighting and upvc double glazed window to rear with fitted blinds.



BEDROOM TWO

11'1" x 9'2" (3.4m x 2.8m)

having central heating radiator, LED inset lighting, built in storage cupboard housing the gas fired boiler and upvc double glazed window to rear.



BEDROOM THREE

8'6" x 8'2" (2.6m x 2.5m)

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



BEDROOM FOUR

8'6" x 8'6" (2.6m x 2.6m)

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



FAMILY BATHROOM

having modern suite including large walk in double shower cubicle with rain shower over and chrome handheld shower, low level w.c., pedestal wash hand basin with chrome mixer tap, inset LED lighting, tiled effect panelled walls, chrome heated towel rail and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for two cars leading to GARAGE. A lawned foregarden with shrubs. Pedestrian side access leading to a private good sized rear garden with patio area, good sized lawn and well fenced boundaries.





OUTSIDE

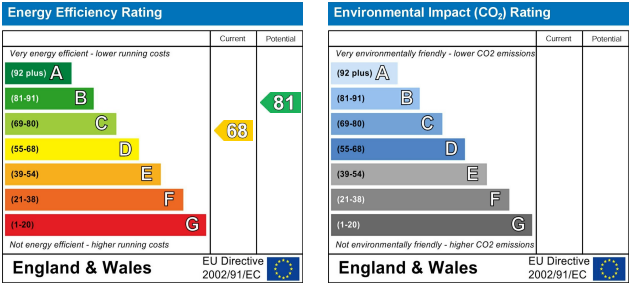


OUTSIDE

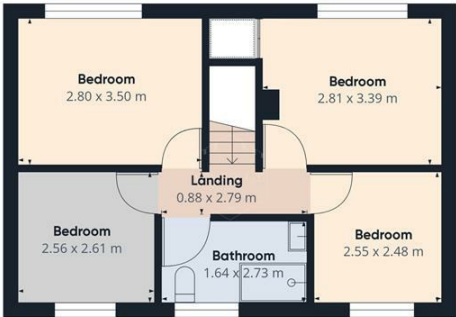


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



Floor 0



Floor 1

Approximate total area⁽¹⁾
115 m²
Reduced headroom
1.21 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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
