

CASTLE ESTATES

1982

**A SPACIOUS AND WELL APPOINTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE
STANDING ON A GOOD SIZED PLOT WITH DOUBLE GARAGE AND PRIVATE REAR GARDEN
SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**10 BLENHEIM CLOSE
HINCKLEY LE10 1TT**

No Onward Chain £380,000

- Entrance Hall
- Spacious Lounge/Dining Room
- Four Good Sized Bedrooms
- Off Road Parking & Double Garage
- VIEWING ESSENTIAL
- Guest Cloakroom
- Well Fitted Kitchen
- Family Bathroom
- Sizeable Lawned Gardens Front & Rear
- NO CHAIN



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**** NO CHAIN **** This spacious and well appointed detached family residence stands on a good sized plot. Viewing is essential.

It is situated in a sought after and quiet location within easy reach of Asda Superstore, town centre with its wide range of shops, schools and amenities. In the opposite direction is Hinckley Golf Club, Burbage Common and Woods. Also close by is the A5, A47 and M69 junctions linking to other major road networks which makes travelling to Leicester, Coventry, Birmingham and other surrounding urban areas very good indeed.

The accommodation enjoys entrance hall with guest cloakroom off, spacious lounge/dining room and a well fitted kitchen. To the first floor there are four good sized bedrooms - all with fitted furniture and a family bathroom. Outside the property has ample off road parking, double garage and well tended lawned gardens.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

12'9 x 4'11 (3.89m x 1.50m)

having upvc double glazed front door with leaded light obscure window and central heating radiator. Staircase to First Floor Landing with useful storage beneath.

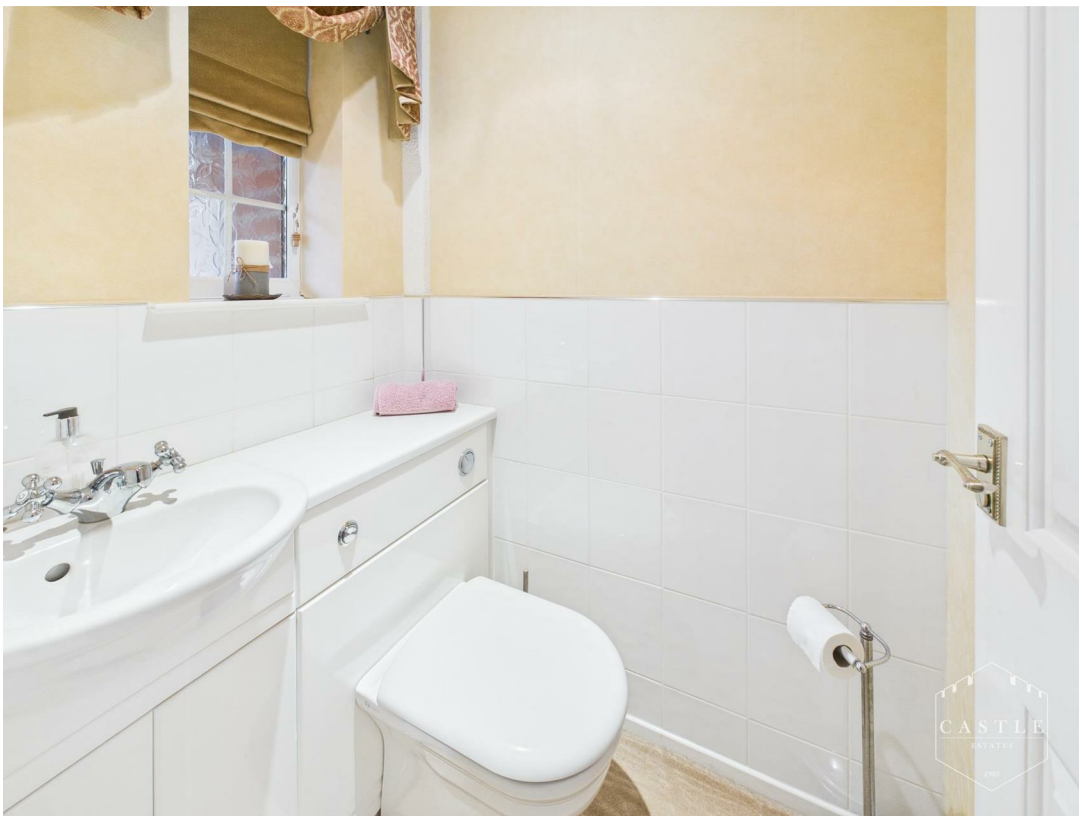




GUEST CLOAKROOM

4'8 x 3'7 (1.42m x 1.09m)

having integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



LOUNGE/DINING ROOM

28 x 9'6 (8.53m x 2.90m)

having upvc double glazed window to front, feature fireplace with inset fire, marble back and hearth, coved ceiling with ceiling roses, wall light points and two central heating radiators. Sliding patio doors opening onto Rear Garden.





KITCHEN

14'10 x 10'1 (4.52m x 3.07m)

having an attractive range of fitted base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, space and plumbing for washing machine and dishwasher, inset LED lighting, central heating radiator, upvc double glazed window to rear and side entrance door to Garden.



FIRST FLOOR LANDING

10'2 x 4'10 (3.10m x 1.47m)

having wall light point, upvc double glazed window to side and access to the roof space.



BEDROOM ONE

12'10 x 10'6 (3.91m x 3.20m)

having range of fitted furniture including wardrobes, bridging unit over the bed, bedside drawers and dressing table with drawers, central heating radiator, tv aerial point and upvc double glazed window to rear.



BEDROOM TWO

10'6 x 9'7 (3.20m x 2.92m)

having range of fitted furniture including wardrobes, bridging unit over the bed with pelmet lighting and chest of drawers, central heating radiator and upvc double glazed window to front.



BEDROOM THREE

9'9 x 7 (2.97m x 2.13m)

having range of fitted furniture including wardrobes, bridging unit over the bed with inset pelmet lighting, bedside drawers and dressing table with fitted shelving, central heating radiator and upvc double glazed window to rear.



BEDROOM FOUR

7'11 x 7'8 (2.41m x 2.34m)

having range of fitted furniture including pull out the bed, wall cupboards with inset LED pelmet lighting, drawers, shelving and desk, central heating radiator and upvc double glazed window to front.



BATHROOM

9'1 x 6'5 (2.77m x 1.96m)

having modern white suite including panelled bath, integrated low level w.c., wash hand basin and vanity cabinets, shower cubicle, chrome heated towel rail, fully tiled walls, inset LED lighting and upvc double glazed window with obscure glass to side.



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to DOUBLE GARAGE (16'6 X 16'2) with up and over door, power, light, window and personal door to garden. A lawned foregarden with hedged boundary and mature shrubs. Pedestrian access to a sizeable and private rear garden with patio area, lawn, flower and shrub borders and well fenced boundaries.



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



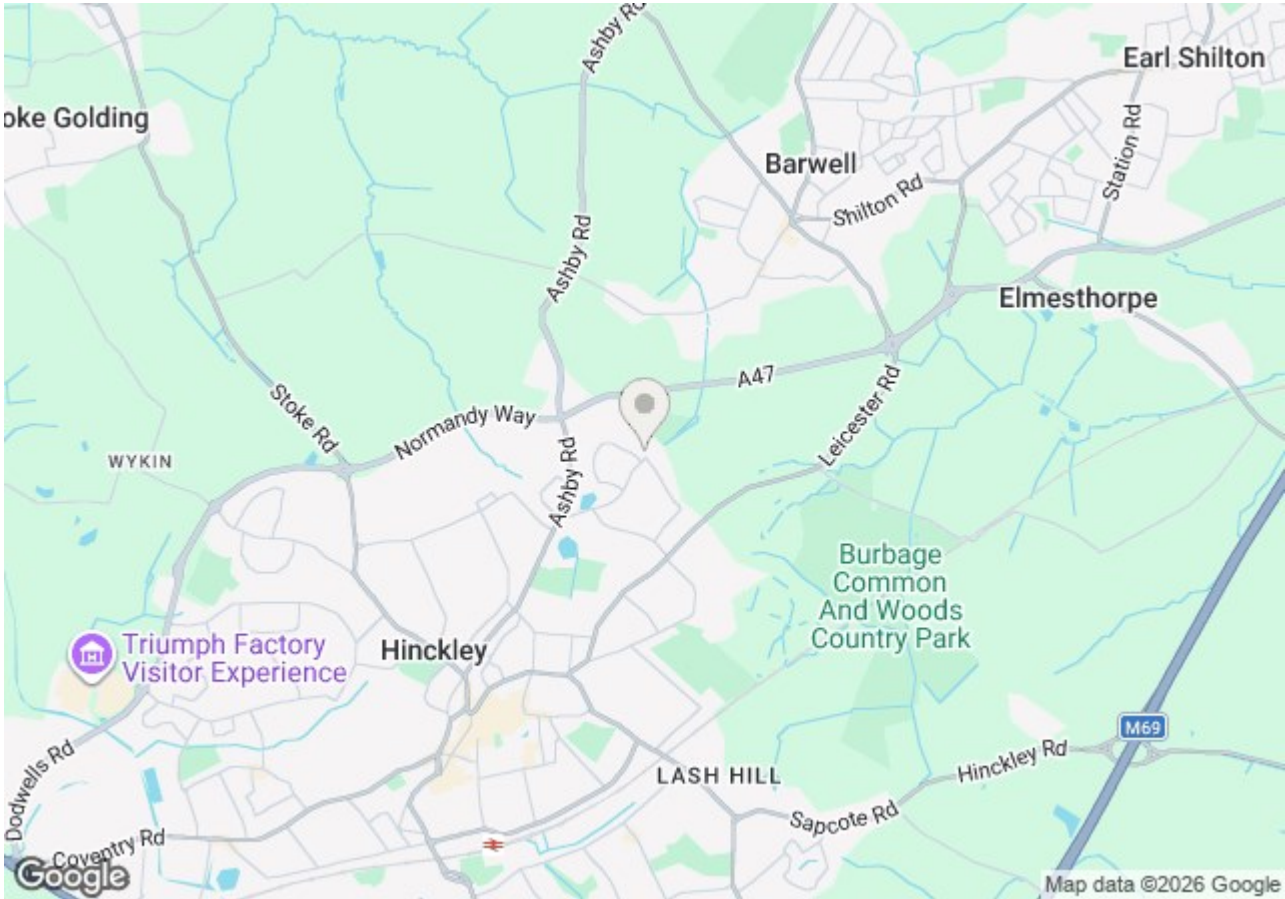
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

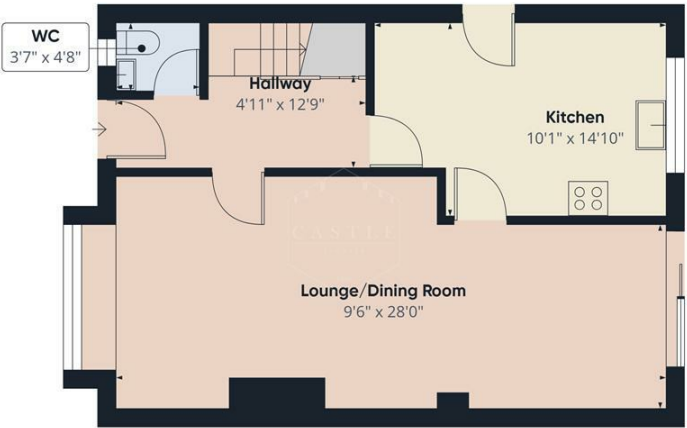
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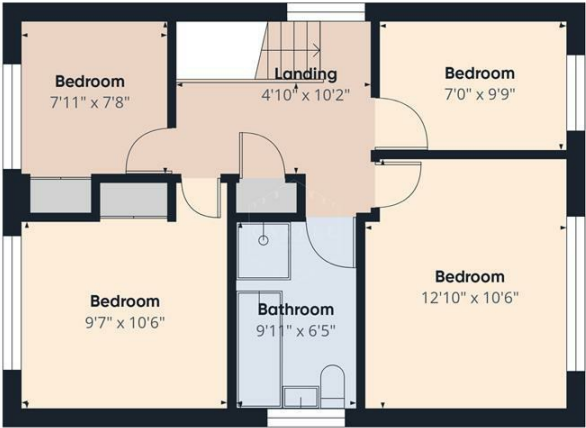




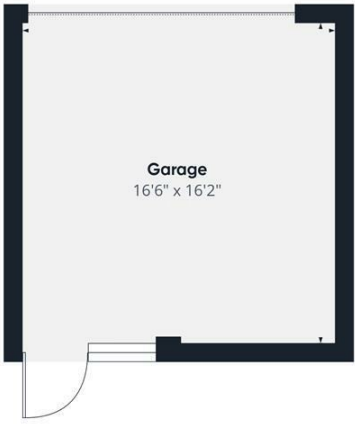
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1350 ft²

(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.

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
