

# CASTLE ESTATES

1982

**A WELL PRESENTED GOOD SIZED TWO BEDROOMED PARK HOME STANDING ON A SIZEABLE PLOT SITUATED IN A POPULAR RESIDENTIAL LOCATION**

**\*\* FOR PERSONS OVER 55 ONLY \*\***



**33, SPRINGFIELD PARK WYKIN ROAD  
HINCKLEY LE10 0JA**

**Guide Price £160,000**

- Entrance Vestibule
- Separate Utility Room
- Two Good Sized Bedrooms
- Ample Off Road Parking
- FOR PERSONS OVER 55 ONLY
- Well Fitted Kitchen
- Spacious Lounge/Dining Room
- Shower Room
- Easy To Maintain Gardens
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This well presented and much improved park home offers a delightful retreat for those aged 55 and over.

The accommodation enjoys entrance vestibule to side leading into lovely kitchen, inner hall, attractive and spacious lounge/dining room, two good sized bedrooms, utility room and a shower room. Outside property has ample off road parking and easy to maintain gardens.

### **COUNCIL TAX BAND**

Hinckley and Bosworth Borough Council - Band A

Please note there is a monthly service charge of £211 paid direct to park owner. For persons over 55 only,

### **ENTRANCE VESTIBULE**

5'6 x 2'11 (1.68m x 0.89m)

having upvc double glazed door to side and windows. Door to Kitchen.

### **KITCHEN**

11'3 x 9'7 (3.43m x 2.92m )

having an attractive range of gloss fitted units including base units, drawers and wall cupboards, contrasting wood effect work surfaces and inset sink with mixer tap, built in oven and gas hob, space for upright fridge freezer, plumbing for dishwasher/washing machine, serving hatch to lounge, central heating radiator, wood effect flooring and upvc double glazed window to side.







## INNER HALL

having wood effect flooring.





## LOUNGE/DINING ROOM

19'9 x 13'5 (6.02m x 4.09m )

having upvc double glazed door to front with coloured leaded lights, feature fireplace with inset fire, wood effect flooring, tv aerial point, coved ceiling, serving hatch to kitchen, central heating radiator, upvc double glazed bow window to front and upvc double glazed window to side.







## BEDROOM ONE

10'8 x 9'9 (3.25m x 2.97m )

having upvc double glazed window to side, range of fitted wardrobes and central heating radiator.





## BEDROOM TWO

9'9 x 8 (2.97m x 2.44m )

having upvc double glazed window to side, range of fitted wardrobes and central heating radiator.



## UTILITY ROOM

6'5 x 6'2 (1.96m x 1.88m )

plumbing for washing machine and tumble dryer





## SHOWER ROOM

6'3 x 5'6 (1.91m x 1.68m )

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, built in storage cupboard, central heating radiator, coved ceiling and upvc double glazed window with obscure glass.





## OUTSIDE

Steps up to the front door and direct vehicular access to a good sized pebbled driveway. Easy to maintain gardens with feature hard landscaping, lawn area and well fenced boundaries.













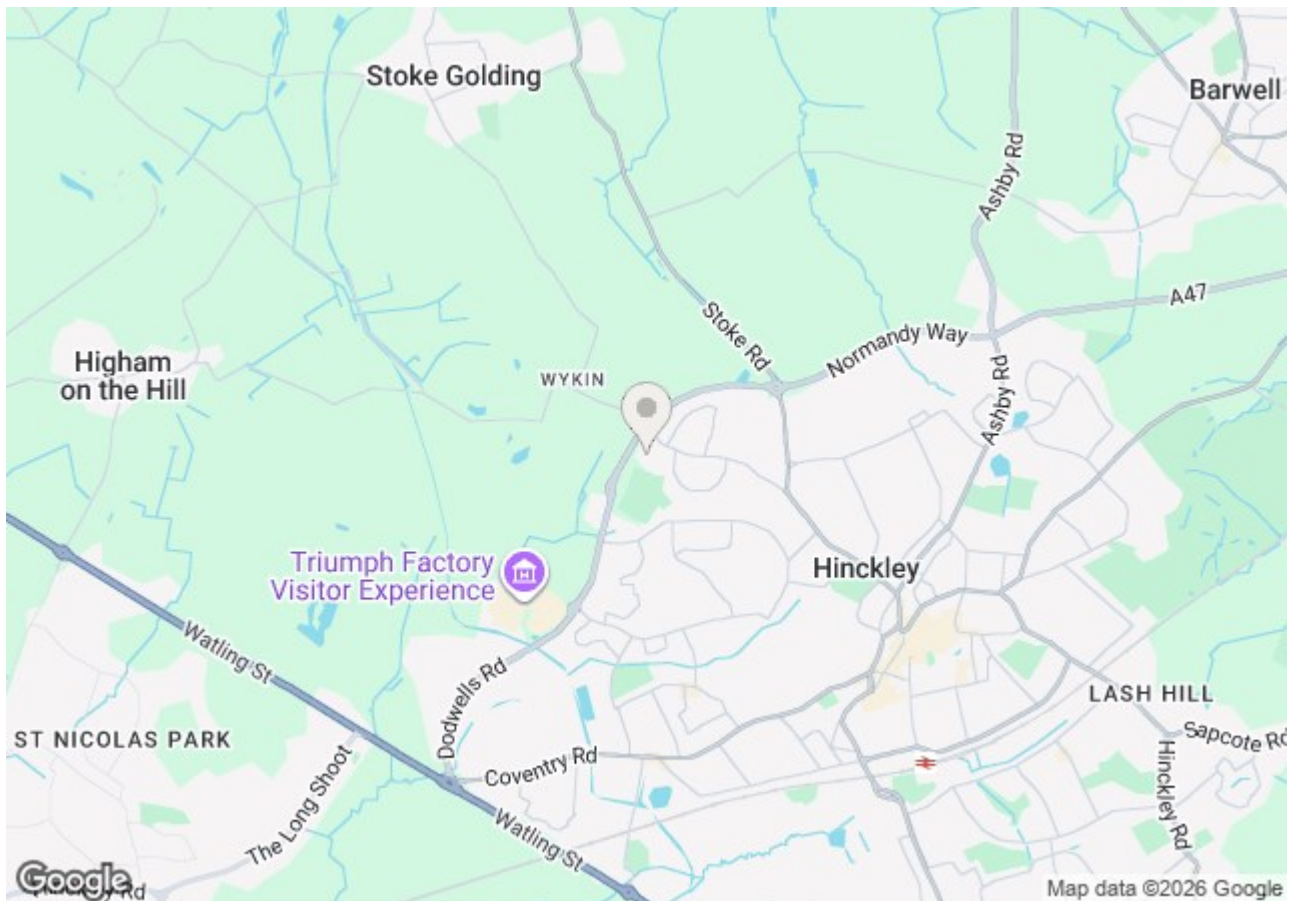


## Energy Efficiency Rating

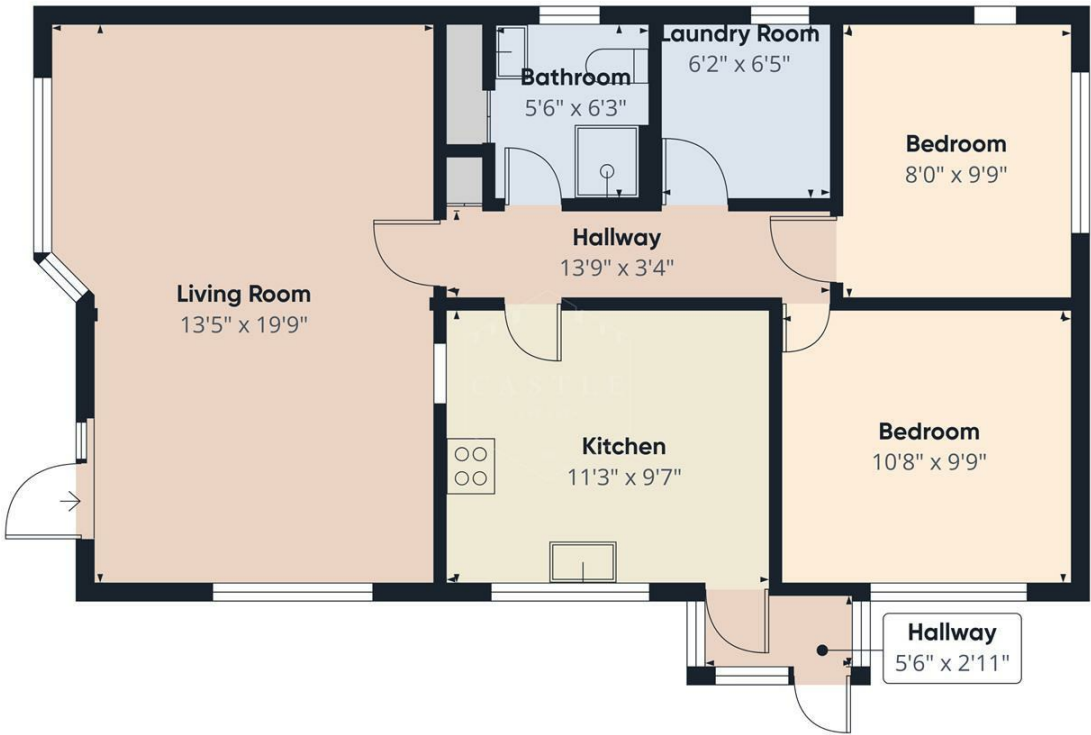
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(92 plus) A				(92 plus) A	
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(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
689 ft<sup>2</sup>

(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

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