CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED TWO BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE GOOD SIZED REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION

28 STOKE ROAD
HINCKLEY LE10 0EA

No Onward Chain £210,000

- Side Entrance Hall
- Separate Dining Room
- Upvc Double Glazed Conservatory
- Large Family Bathroom
- Good Sized Rear Garden With Garden/Hobbies Room
- Attractive Lounge To Front
- Well Fitted Kitchen
- Two Double Bedrooms
- Ample Off Road Parking
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

**VIEWING ESSENTIAL ** This well presented and much improved semi detached family residence with ample parking and a good sized private rear garden with lovely garden/hobbies room.

The accommodation boasts side entrance hall opening onto an attractive lounge, separate dining room, well fitted kitchen and upvc double glazed conservatory. To the first floor there are two double bedrooms and a large family bathroom.

It is situated in a popular and convenient town centre location ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

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

SIDE ENTRANCE HALL

having upvc double glazed side door with obscure glass and spindle balustraded staircase to First Floor Landing.

LOUNGE

14'4 x 12'4 (4.37m x 3.76m)
having feature fireplace with marble surround and inset fire, central heating radiator, tv aerial point, upvc double glazed window to front and further upvc double glazed square bay window to front.

DINING ROOM

12'3 x 11'2 (3.73m x 3.40m)
having central heating radiator, coved ceiling and upvc double glazed window to rear.

KITCHEN

12'7 x 6'11 (3.84m x 2.11m)

having an attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for upright fridge freezer, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler for central heating and domestic hot water, upvc double glazed window to side and upvc double glazed door to Conservatory.

CONSERVATORY

11'11 x 8'11 (3.63m x 2.72m)
having polycarbonate roof, upvc double glazed windows, side door and French doors opening onto rear garden.

FIRST FLOOR LANDING

14'8 x 2'6 (4.47m x 0.76m)
having central heating radiator and access to the roof space.

BEDROOM ONE

13'9 x 12'4 (4.19m x 3.76m)
having central heating radiator and upvc double glazed square bay window to front.

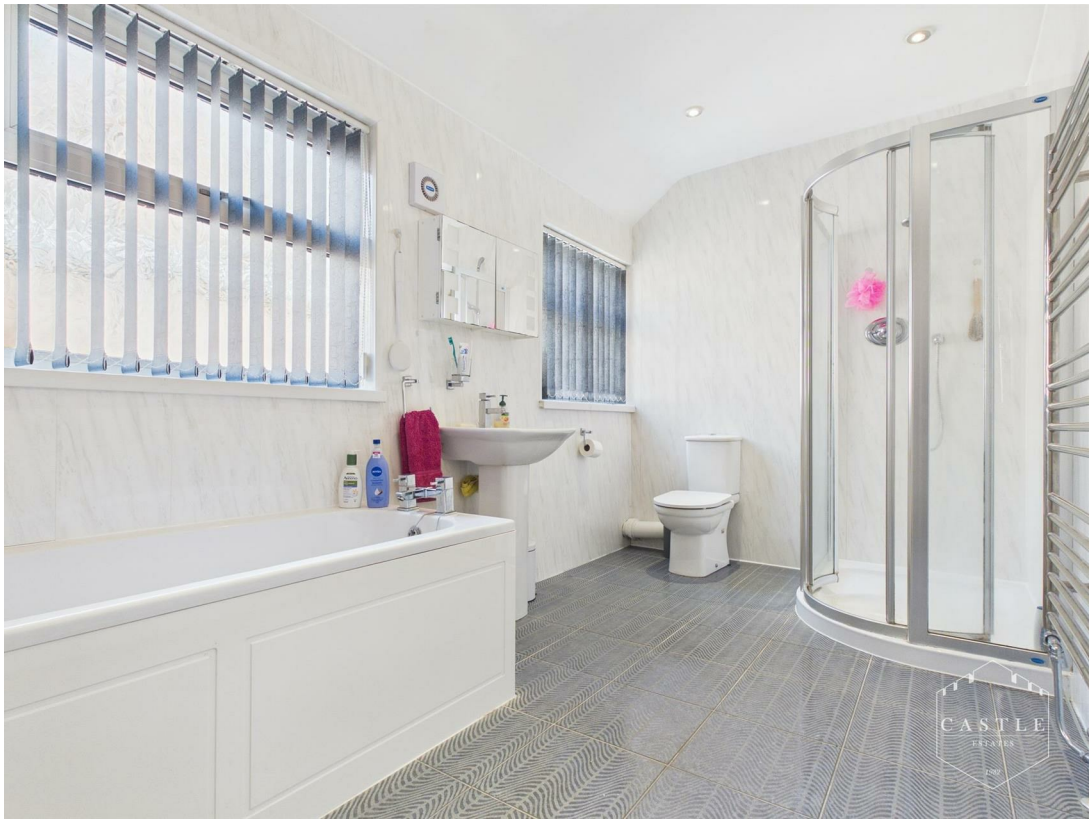
BEDROOM TWO

11'2 x 9'4 (3.40m x 2.84m)
having central heating radiator, wood effect flooring and upvc double glazed window to rear.

BATHROOM

12'7 x 6'10 (3.84m x 2.08m)

having jacuzzi style bath, separate shower cubicle, low level w.c., pedestal wash hand basin, easy clean panelled walls, chrome heated towel rail, central heating radiator, inset LED lighting, extractor fan and two upvc double glazed windows with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for several cars. Pedestrian access to a good sized hard landscaped rear garden with patio area, further seating areas, mature trees and shrubs and well fenced boundaries. GARDEN/HOBBIES ROOM (10'11 x 7'1) having laminated wood effect flooring, power, light, upvc double glazed windows and French doors opening onto Garden.

OUTSIDE - GARDEN ROOM

10'11 x 7'1 (3.33m x 2.16m)

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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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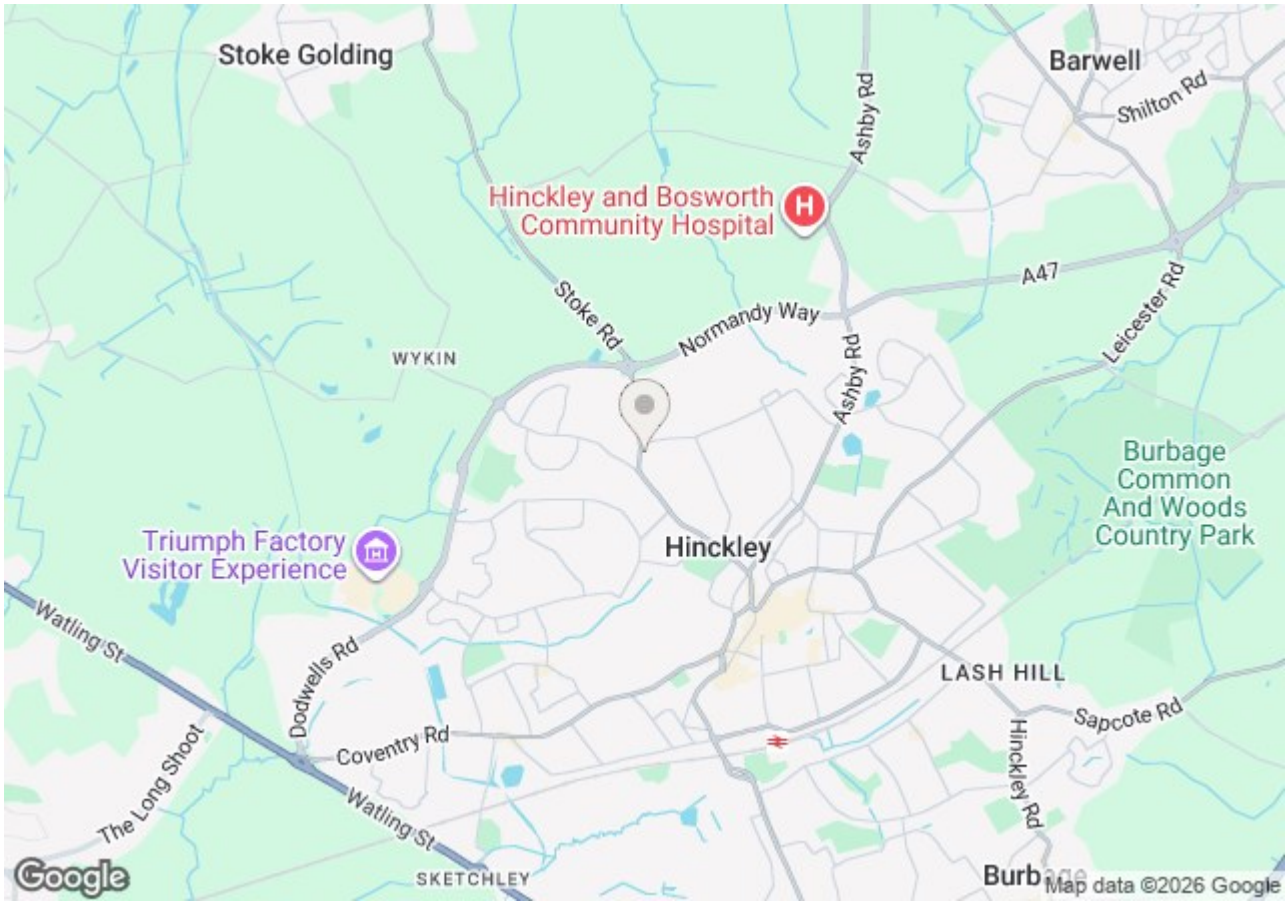
Stoke Golding
Barwell
Shilton Rd
Ashby Rd
Hinckley and Bosworth Community Hospital
A47
Stoke Rd
Normandy Way
Leicester Rd
WYKIN
Ashby Rd
Burbage Common And Woods Country Park
Triumph Factory Visitor Experience
Hinckley
Watling St
Dodwells Rd
LASH HILL
Sapcote Rd
Coventry Rd
Hinckley Rd
The Long Shoot
Watling St
SKETCHLEY
Burb
Google
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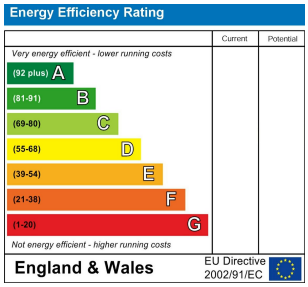
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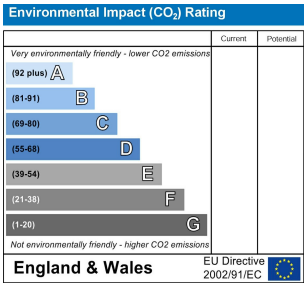
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Conservatory
8'11" x 11'11"
Kitchen
12'7" x 6'11"
Dining Room
11'2" x 12'3"
Living Room
14'4" x 12'4"
Floor 0 Building 1
Bathroom
12'7" x 6'10"
Bedroom
11'2" x 9'4"
Landing
14'3" x 2'6"
Bedroom
13'9" x 12'4"
Floor 1 Building 1
Garden Room
10'11" x 7'1"
Floor 0 Building 2
Approximate total area(1)
996 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.
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