

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED CORNER PLOT SITUATED IN A MOST DESIREABLE TOWN CENTRE LOCATION**



## **5 DEAN CLOSE HINCKLEY LE10 1QA**

**Offers In The Region Of £290,000**

- Entrance Hall
- Spacious Lounge/Dining Room
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Desirable Town Centre Location
- Well Fitted Kitchen
- Sun Room
- Family Bathroom
- Well Tended Landscaped Gardens
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** This tastefully presented semi detached family residence must be viewed to fully appreciate its wealth of attractive features and good sized private plot.

The accommodation enjoys entrance hall, well fitted Shaker style kitchen, spacious lounge/dining room and upvc double glazed sun room. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property has ample off road parking leading to integral garage, wrap around gardens to side and rear.

It is situated just a short distance from Hinckley town centre with its shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5/M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. It is also ideally placed for local countryside, Hinckley Golf Club, Burbage Common and Woods.

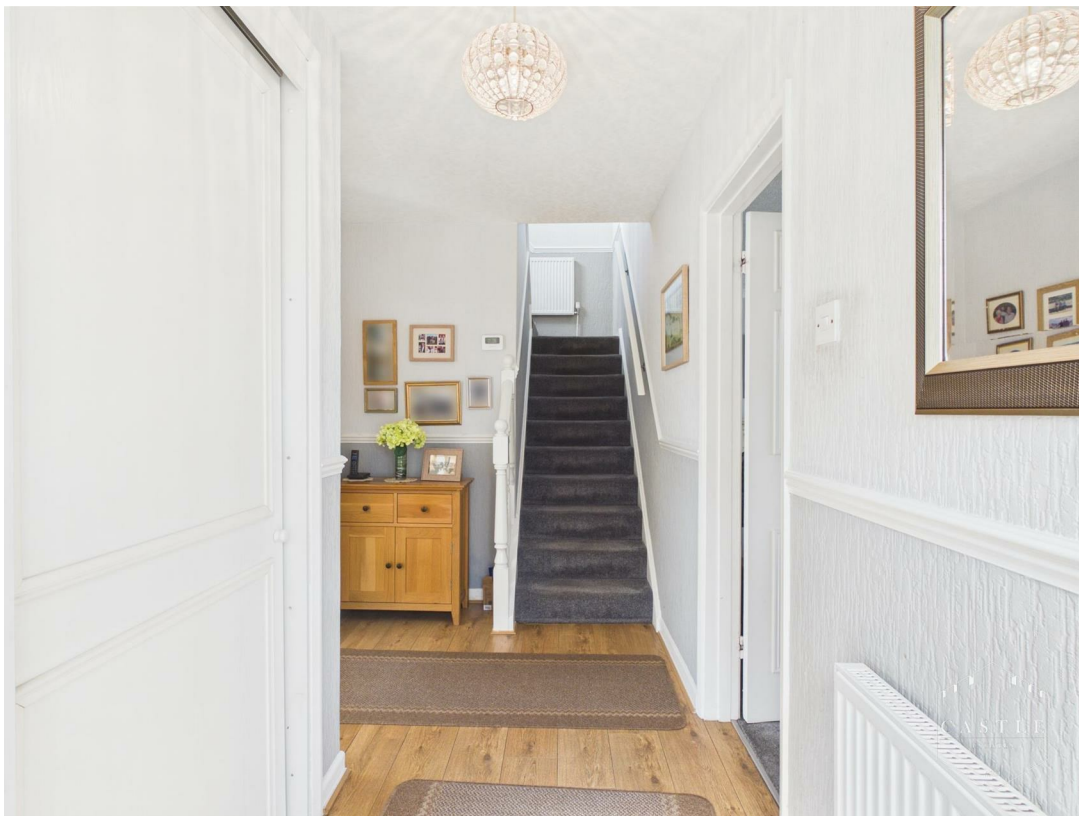
### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

12'6 x 6'5 (3.81m x 1.96m )

having upvc double glazed door with leaded lights and side windows, large storage cupboard, central heating radiator and wood effect flooring. Staircase to First Floor Landing.



## KITCHEN

12 x 9'8 (3.66m x 2.95m )

having an attractive range of Shaker style units including 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 and plumbing for washing machine, integrated fridge freezer, central heating radiator, wood effect flooring, upvc double glazed bow window to front and upvc double glazed window to side.



## LOUNGE/DINING ROOM

20'6 x 10'3 (6.25m x 3.12m)

having feature fireplace with fire, two central heating radiators, coved ceiling, wall light points, upvc double glazed window to rear and sliding patio doors opening onto Sun Room.





## SUN ROOM

9'9 x 7'11 (2.97m x 2.41m )

having wall light point, polycarbonate roof, upvc double glazed windows and door opening onto Garden.



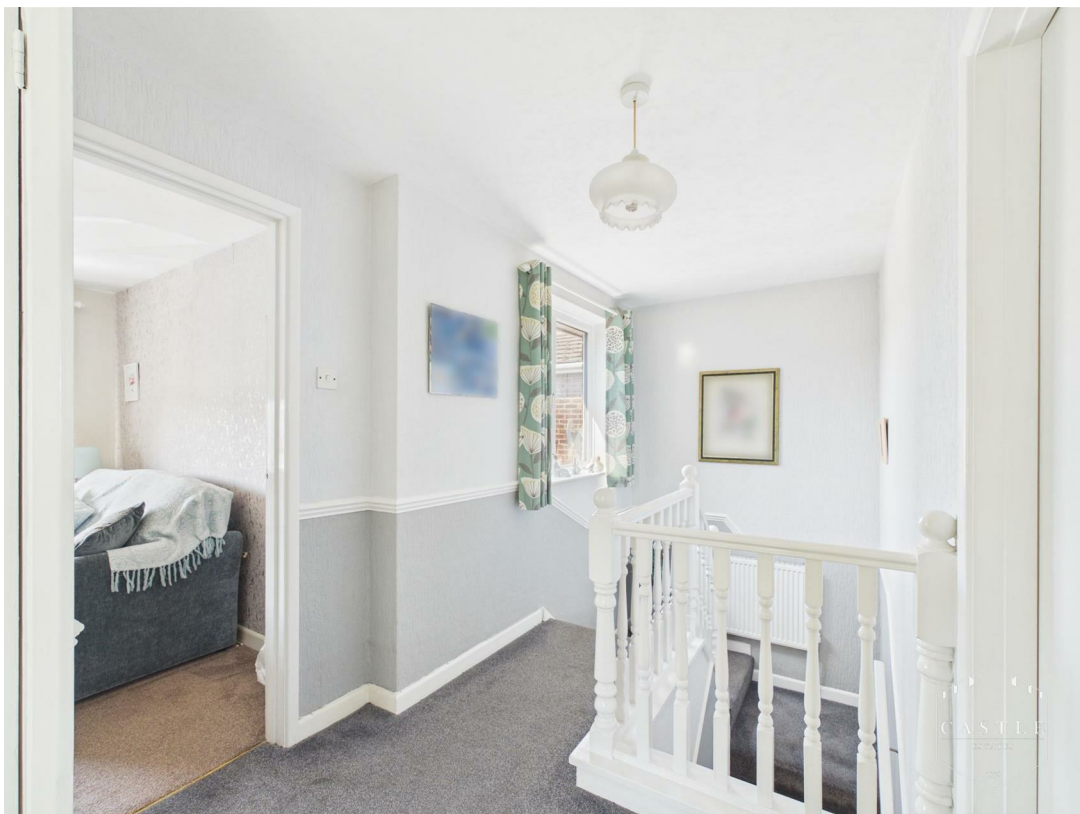


### **HALF LANDING**

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

### **FIRST FLOOR LANDING**

having spindle balustrading and built in storage.



## BEDROOM ONE

11'1 x 10'5 (3.38m x 3.18m )

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to rear.



## BEDROOM TWO

10'6 x 9'1 (3.20m x 2.77m )

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to rear.



### BEDROOM THREE

9'7 x 9'7 (2.92m x 2.92m )

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front.



## BATHROOM

having panelled bath with shower over and screen, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, white heated towel rail, inset LED lighting and upvc double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE (16'4 X 8) having up and over door. Pedestrian access to side garden with gravelled seating area and mature flower borders. Gate to a fully enclosed landscaped rear garden with lawn, mature shrubs and flower borders, patio/seating areas and well fenced boundaries.





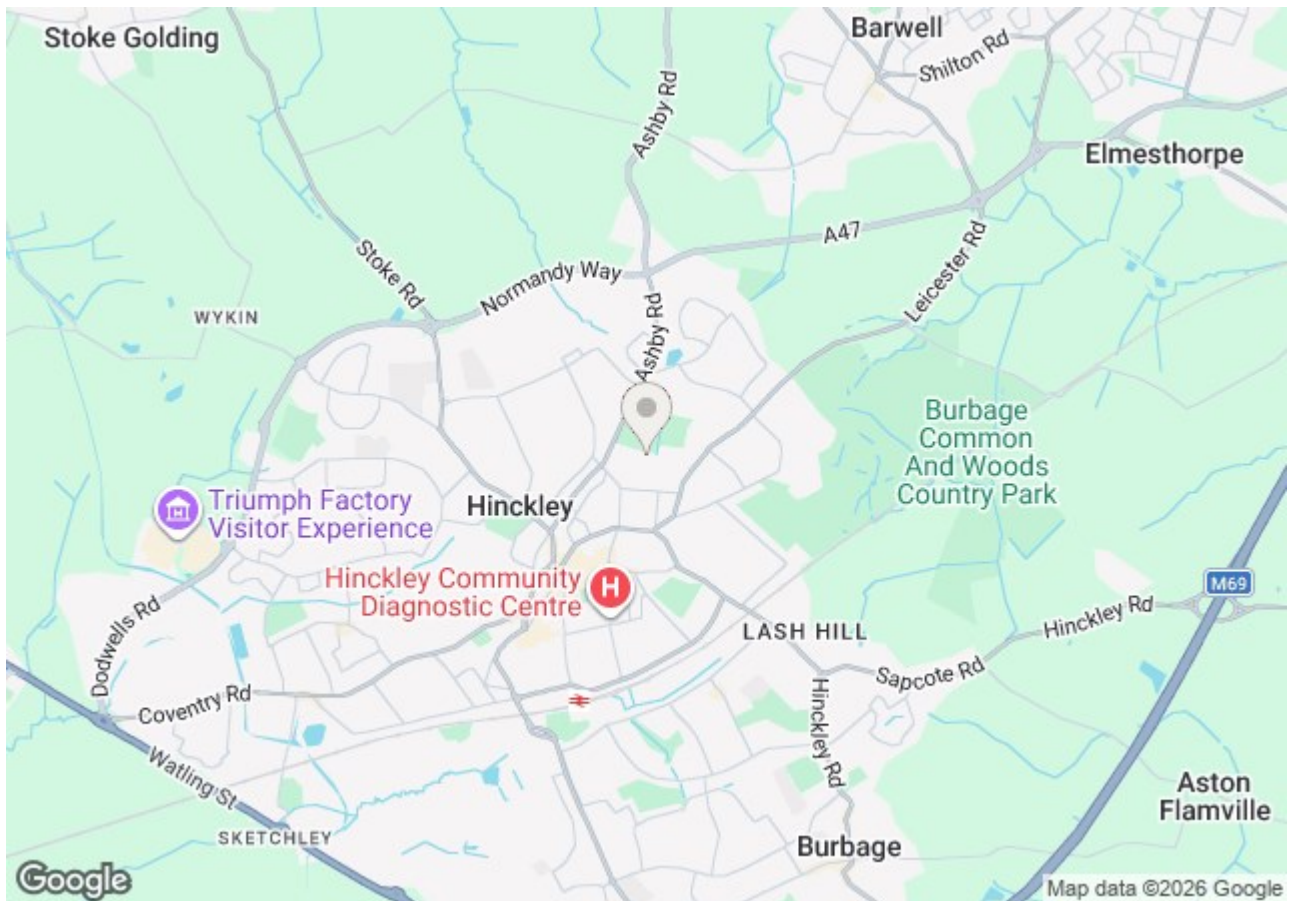


## Energy Efficiency Rating

|                                             | 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>                            | 63                         | 70                                                                                |
| (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<br>2002/91/EC |  |

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

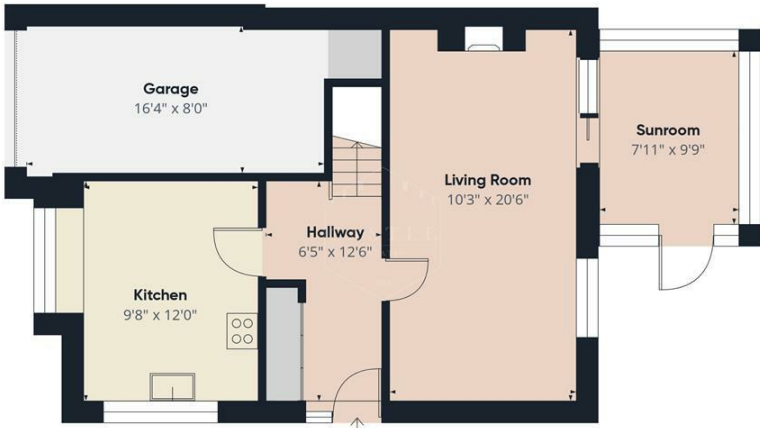
|                                                     | Current                    | Potential                                                                           |
|-----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|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



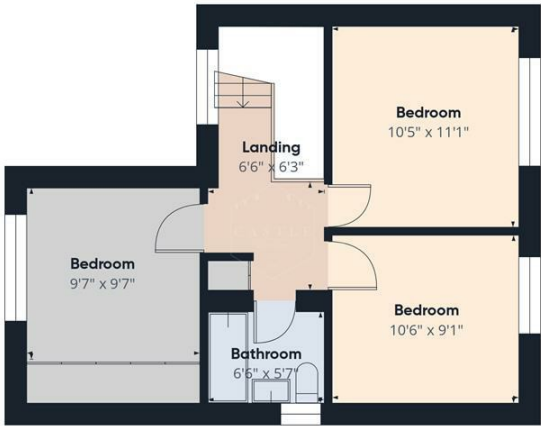
| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating |                         |           |
|---------------------------------------------|-------------------------|-----------|------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |                                                |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                    |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                      |                         |           |
| (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 |                         |           |                                                |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                | EU Directive 2002/91/EC |           |

63

70



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1083 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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