

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED END TOWNHOUSE SITUATED IN A QUIET CUL-DE-SAC LOCATION**



**24 MIDDLEFIELD PLACE  
HINCKLEY LE10 0RL**

**Offers Over £220,000**

- Entrance Hall
- Spacious Lounge/Dining Room
- Family Bathroom
- Private Rear Garden
- Modern Well Fitted Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This well presented and spacious end townhouse stands on a good sized plot with ample off road parking and private lawned rear garden. Viewing is essential.

The accommodation enjoys entrance hall, modern contemporary fitted kitchen, spacious lounge/dining room, three good sized bedrooms and a modern family bathroom.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

13'9" x 5'2" (4.2m x 1.6m )

having central heating radiator, grey tiled wood effect flooring and two good sized built in cupboards.

## KITCHEN

9'6" x 9'6" (2.9m x 2.9m )

having attractive range of modern grey gloss units including base units, drawers and wall cupboards, matching slate effect work surfaces and contemporary ceramic tiled splashbacks, inset single drainer sink with mixer tap, integrated dishwasher, integrated washer/dryer, integrated fridge freezer, built in electric oven with four ring gas hob, central heating radiator, grey tiled wood effect flooring and upvc double glazed window to front.



CASTLE  
ESTATES



## LOUNGE/DINING ROOM

18'0" x 13'1" (5.5m x 4m )

having central heating radiator, tv aerial point, upvc double glazed window and French doors opening onto the rear garden.



## LOUNGE/DINING ROOM



## FIRST FLOOR LANDING

6'10" x 4'3" (2.1m x 1.3m )

having access to the fully boarded roof space with light.

## BATHROOM

10'2" x 9'10" (3.1m x 3m )

having modern suite including low level w.c., P ended bath with rain shower over, white gloss vanity unit with wash hand basin, chrome ladder style heated towel rail, LED spot lighting grey ceramic tiled walls.





**BEDROOM ONE**

13'1" x 10'2" (4m x 3.1m)

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



**BEDROOM ONE**



## BEDROOM TWO

10'0" x 9'8" (3.06m x 2.95m)

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



## BEDROOM THREE

8'10" x 7'10" (2.7m x 2.4m )

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





## OUTSIDE


There is ample off road parking over a block paved driveway with standing for several cars. Pedestrian access to a fully enclosed, private rear garden with patio area, lawn and well fenced boundaries.




## REAR ELEVATION



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>England &amp; Wales</b>
		<b>60</b>	EU Directive 2002/91/EC



Floor 0



Floor 1

## **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 12.00 pm

---