

CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**30 SEAFORTH DRIVE
HINCKLEY LE10 0XJ**

Offers In The Region Of £230,000

- Entrance Hall
- Separate Dining Area
- Three Good Sized Bedrooms
- Ample Off Road Parking & Detached Garage
- NO CHAIN
- Attractive Lounge
- Well Fitted Kitchen
- Family Bathroom
- Well Tended Gardens Front & Rear
- VIEWING ESSENTIAL



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**** NO CHAIN - VIEWING ESSENTIAL **** A well presented semi detached family residence situated in a popular and convenient residential 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.

The accommodation enjoys entrance hall, attractive lounge with separate dining area and a well fitted kitchen. To the first floor there are three good sized bedrooms and family bathroom. Outside the property has ample off road parking, garage and well tended gardens.

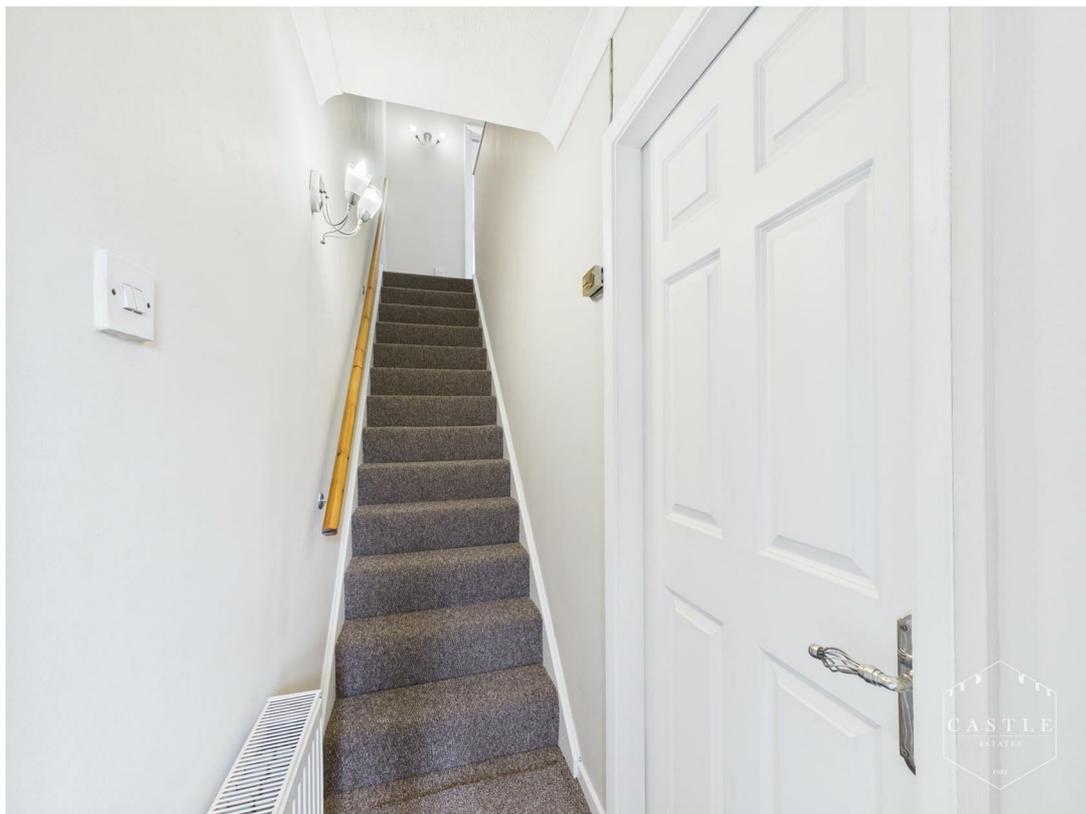
COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B

ENTRANCE HALL

8'3" x 4'7" (2.54m x 1.42m)

having upvc double glazed door to front, built in cupboard, coved ceiling and central heating radiator. Staircase to First Floor Landing.



LOUNGE

16'3" x 11'0" (4.97m x 3.37m)

having upvc double glazed window to front, feature fireplace with inset fire, central heating radiator, tv aerial point, dado rail and coved ceiling. Square archway to Dining Area.



DINING AREA

11'6" x 7'10" (3.52m x 2.39m)

having upvc double glazed window to front, under stairs storage cupboard, coved ceiling, dado rail and central heating radiator. Door to to Kitchen.



KITCHEN

11'6" x 5'10" (3.53m x 1.80m)

having an attractive range of gloss fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob and cooker hood over, space for fridge, space and plumbing for washing machine, coved ceiling, wood effect flooring, upvc double glazed window to side and upvc double glazed door to Garden.



FIRST FLOOR LANDING

8'3" x 6'11" (2.54m x 2.11m)

having built in storage cupboard, wall light point and coved ceiling.

BEDROOM ONE

10'11" x 8'3" (3.35m x 2.53m)

having upvc double glazed window to front, coved ceiling, central heating radiator and built in wardrobe.



BEDROOM TWO

9'1" x 8'5" (2.79m x 2.57m)

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



BEDROOM THREE

9'1" x 5'4" (2.77m x 1.63m)

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



BATHROOM

6'8" x 5'6" (2.05m x 1.68m)

having white suite including panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass to side.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to DETACHED GARAGE. Gravelled foregarden. Pedestrian access to a fully enclosed rear garden with patio area, lawn, garden shed and well fenced boundaries.

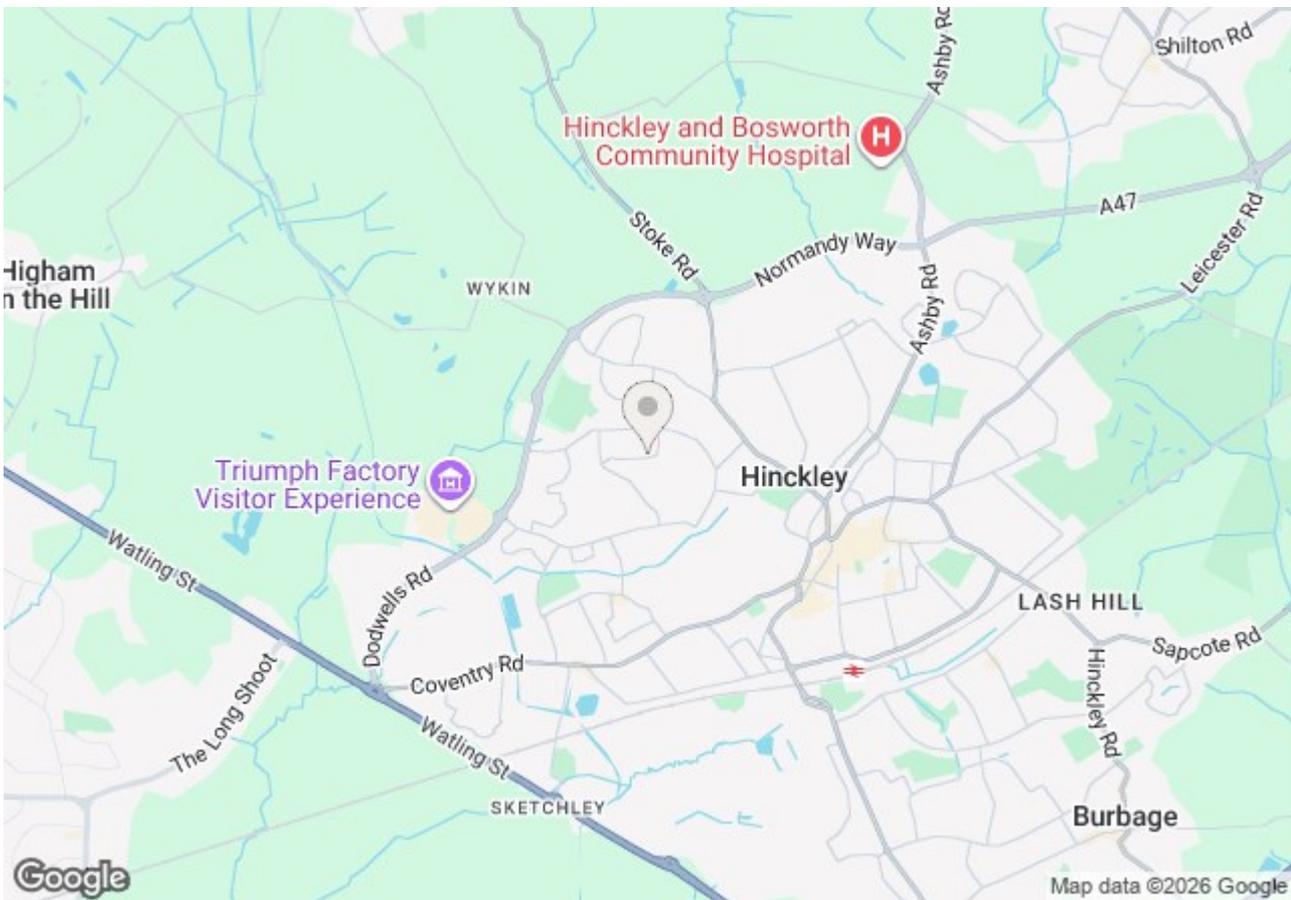


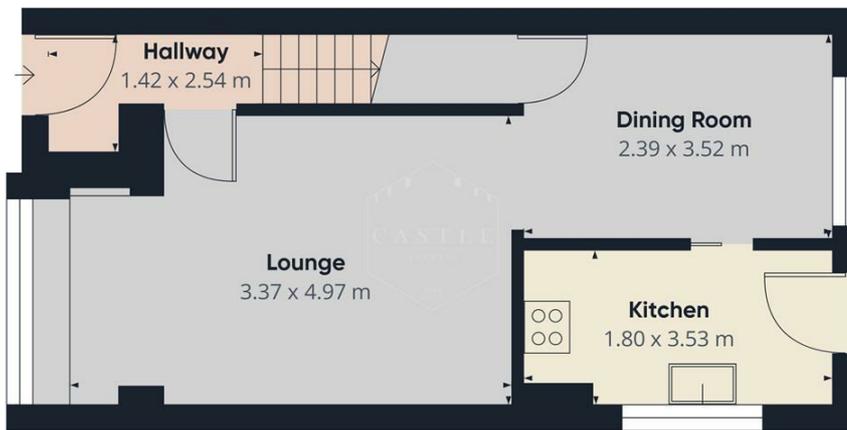
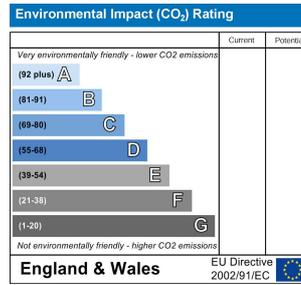
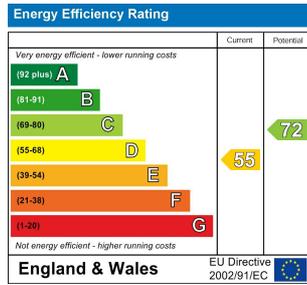
Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

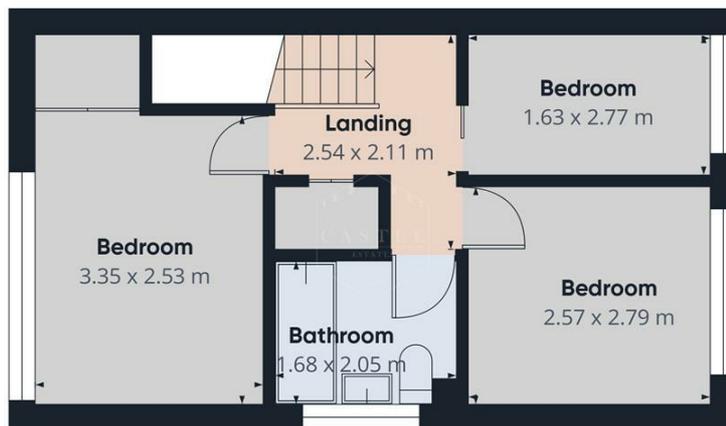
Environmental Impact (CO₂) Rating

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
66.6 m²

(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.

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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
