

# CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOMED DETACHED BUNGALOW WITH GOOD SIZED REAR GARDEN SITUATED IN A MOST SOUGHT AFTER AND CONVENIENT TOWN CENTRE LOCATION**



**29 KING RICHARD ROAD  
HINCKLEY LE10 0HJ**

**Offers In The Region Of £270,000**

- Attractive Lounge To Front
  - Well Fitted Kitchen
  - Shower Room & Separate W.C.
  - Sizeable Mature Rear Garden
  - Useful Office
  - Two Double Bedrooms
  - Ample Off Road Parking
  - Popular & Convenient Town Centre Location
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** A well presented detached bungalow standing on a good plot with ample off road parking and a mature rear garden.

The accommodation enjoys hall with useful study off, attractive lounge with feature log burning stove, two good sized bedrooms, well fitted kitchen, shower room and separate w.c.

It is situated in a popular and convenient location, close to Hinckley town centre and its 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 C (Freehold).

### **ENTRANCE HALL**

having upvc double glazed side entrance door and central heating radiator.



**STUDY**

10'2 x 5'2 (3.10m x 1.57m )

having central heating radiator, upvc double glazed windows to side and front.



**LOUNGE**

14'11" x 11'11" (4.55m x 3.63m )

having feature log burning stove with wooden beam over, central heating radiator, coved ceiling, tv aerial point, two upvc double glazed windows to side and upvc double glazed window to front.





**INNER HALL**

14'9 x 3'6 (4.50m x 1.07m )

having covered ceiling and access to the roof space.

**BEDROOM ONE**

13'10 x 10'7 (4.22m x 3.23m )

having central heating radiator, coved ceiling, tv aerial point and upvc double glazed French doors opening onto Garden.



**BEDROOM TWO**

10'11 x 10'7 (3.33m x 3.23m )  
having central heating radiator and upvc double glazed window to side.



**KITCHEN**

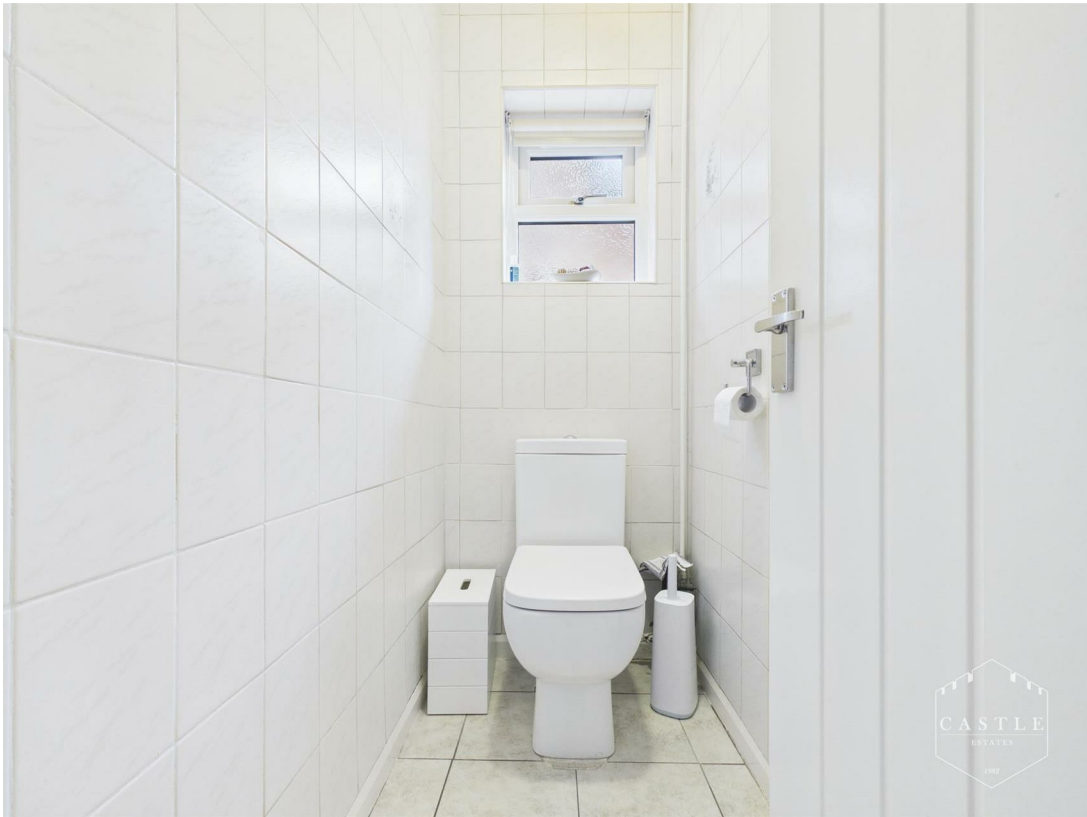
10 x 9'6 (3.05m x 2.90m )

having range of 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 with cooker hood over, space and plumbing for washing machine, space for undercounter fridge, central heating radiator, upvc double glazed window to rear and upvc double glazed door to side.



**SEPARATE W.C.**

having low level w.c., ceramic tiled walls and upvc double glazed window with obscure glass to side.



## SHOWER ROOM

6'4 x 5'6 (1.93m x 1.68m )

having double shower cubicle, pedestal wash hand basin, built in airing cupboard, central heating radiator and upvc double glazed window with obscure glass to side.




**OUTSIDE**

There is direct vehicular access over a good sized block paved driveway with standing for several cars. Pedestrian access to a fully enclosed rear garden with patio area, lawn, mature trees, shrubs and flower borders, well fenced boundaries and garden shed.




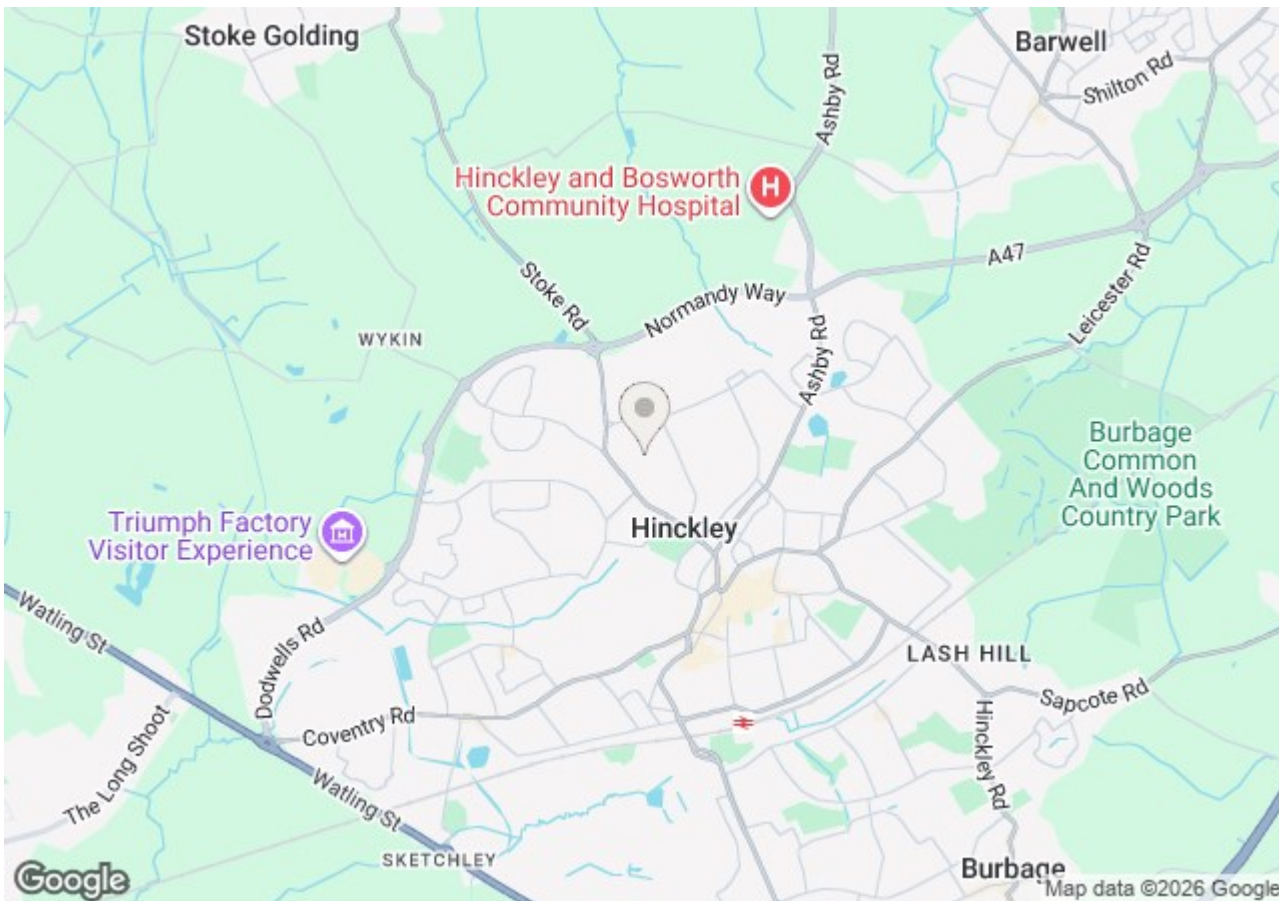


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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	

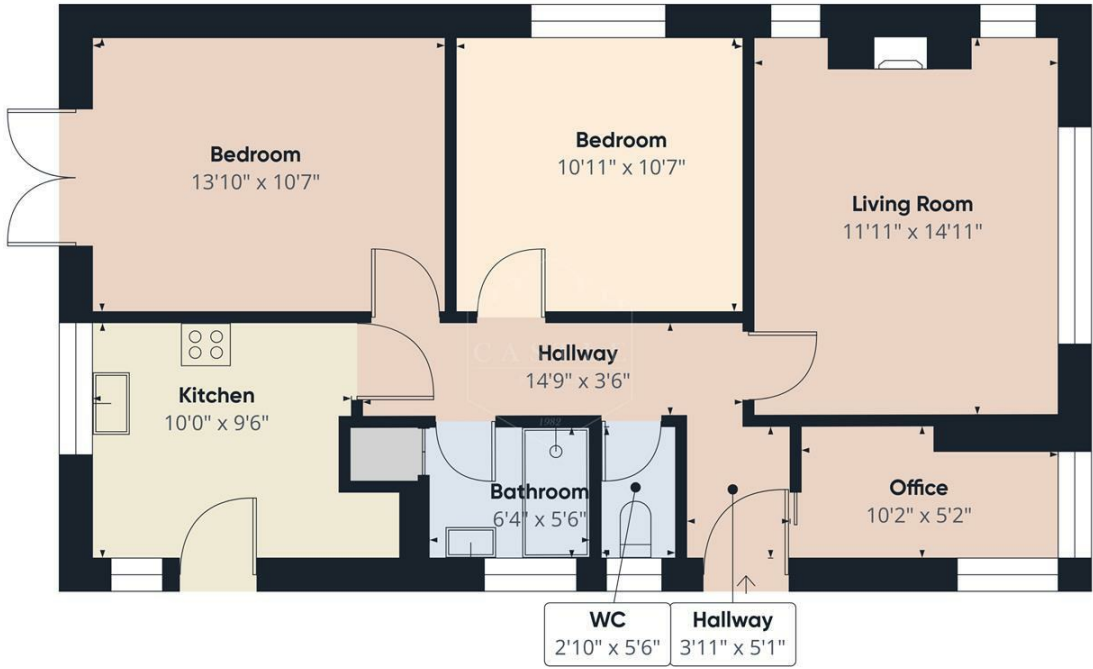
**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Approximate total area<sup>(1)</sup>  
740 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.

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

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