

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED TWO BEDROOMED PARK HOME WITH AMPLE PARKING AND DETACHED GARAGE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



**57 SPRINGFIELD PARK WYKIN ROAD
HINCKLEY LE10 0JA**

Offers In The Region Of £220,000

- Well Fitted Dining Kitchen
- Attractive Lounge
- Useful Office
- Further Good Sized Bedrooms
- Ample Off Road Parking & Detached Garage
- Utility Room
- Inner Hall
- Master Bedroom With Ensuite
- Family Bathroom
- Easy To Maintain Gardens



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



Situated on Wykin Road in Hinckley, this delightful park home offers a unique opportunity for comfortable living for over 55's in a quiet environment. With two well-proportioned bedrooms, this property is perfect for individuals or couples seeking a peaceful retreat.

The home features a spacious reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests, well fitted dining kitchen, matching utility room and a useful office. The property boasts two bathrooms, ensuring convenience and privacy for residents and visitors alike.

Living in a park home offers a sense of community and a slower pace of life, while still being close to local amenities and transport links. Hinckley itself is a popular town with a rich history, offering a variety of shops, restaurants, and recreational facilities.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Leasehold). 999 years remaining on lease. £206.66 per month Management Fee.

Please refer to the GOV.UK Mobile Homes act 2013 for any further information with regards to purchasing a park home.

ENTRANCE VESTIBULE

having composite double glazed front door. Leading to Dining Kitchen.

DINING KITCHEN

18'11" x 9'11" (5.77m x 3.04m)

having attractive range of cream gloss units including ample base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and upstand, inset stainless steel sink with mixer tap, built in oven, integrated dishwasher, integrated fridge/freezer, gas hob with stainless steel splashback and cooker hood over, inset LED lighting, coved ceiling, central heating radiator, wood effect flooring and two upvc double glazed windows. Double doors opening onto Living Room.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM

6'9" x 5'1" (2.06m x 1.57m)

having range of matching units including base units and wall cupboards, integrated washing machine, work surfaces and upstand, inset stainless steel sink with mixer tap, central heating radiator, wood effect flooring and upvc double glazed door to garden.



LIVING ROOM

19'0" x 13'10" (5.80m x 4.22m)

having feature inset fireplace, two central heating radiators, coved ceiling, tv aerial point and three upvc double glazed windows.



LIVING ROOM



INNER HALL

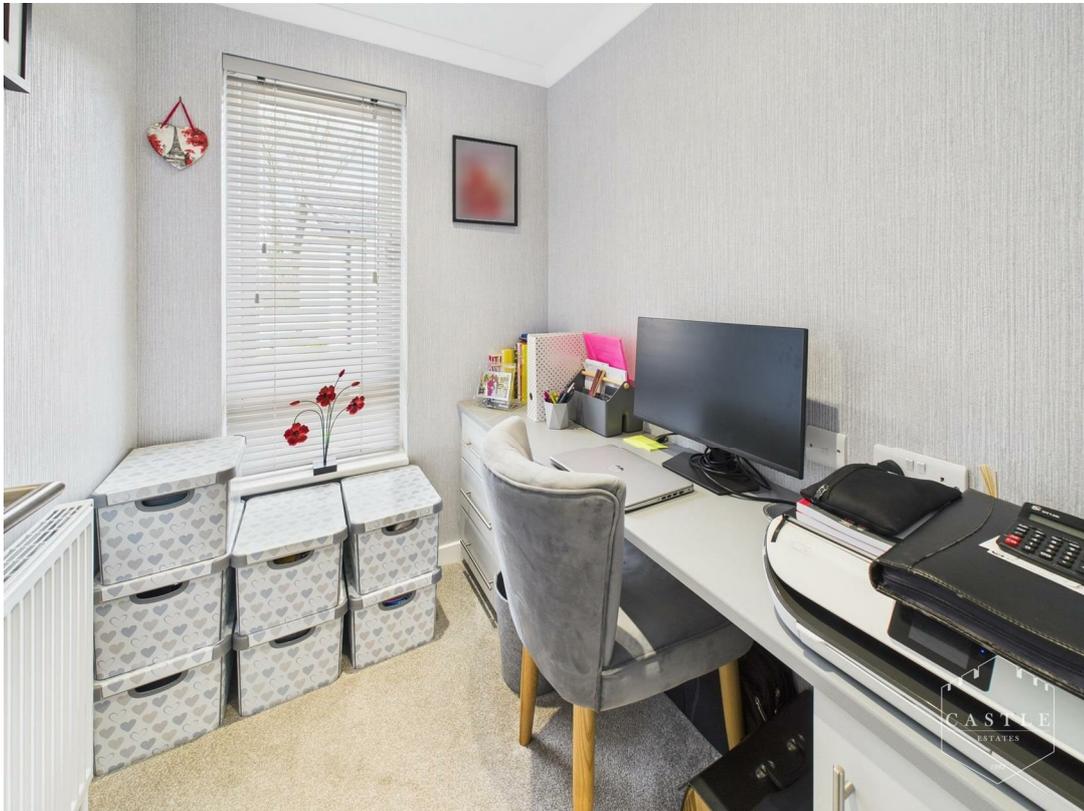
11'5" x 3'3" (3.48m x 1m)

having central heating radiator, coved ceiling and inset LED lighting.

OFFICE

6'1" x 5'0" (1.86m x 1.54m)

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

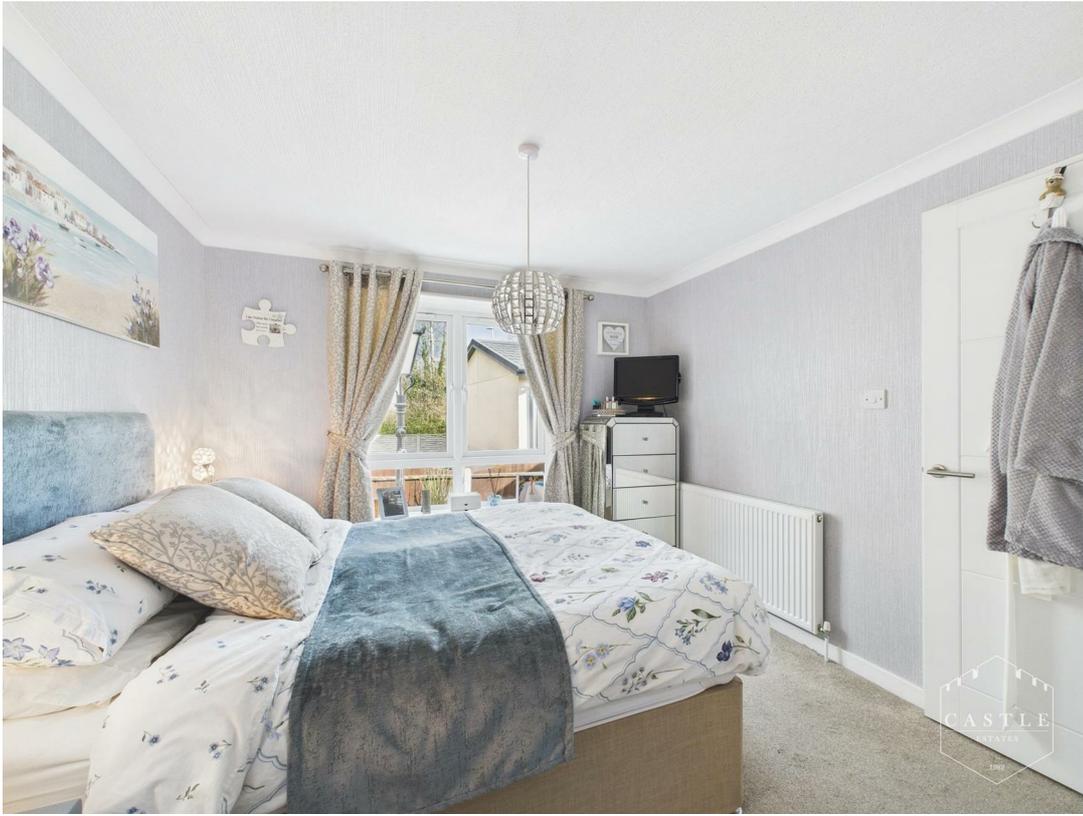


CASTLE
ESTATES

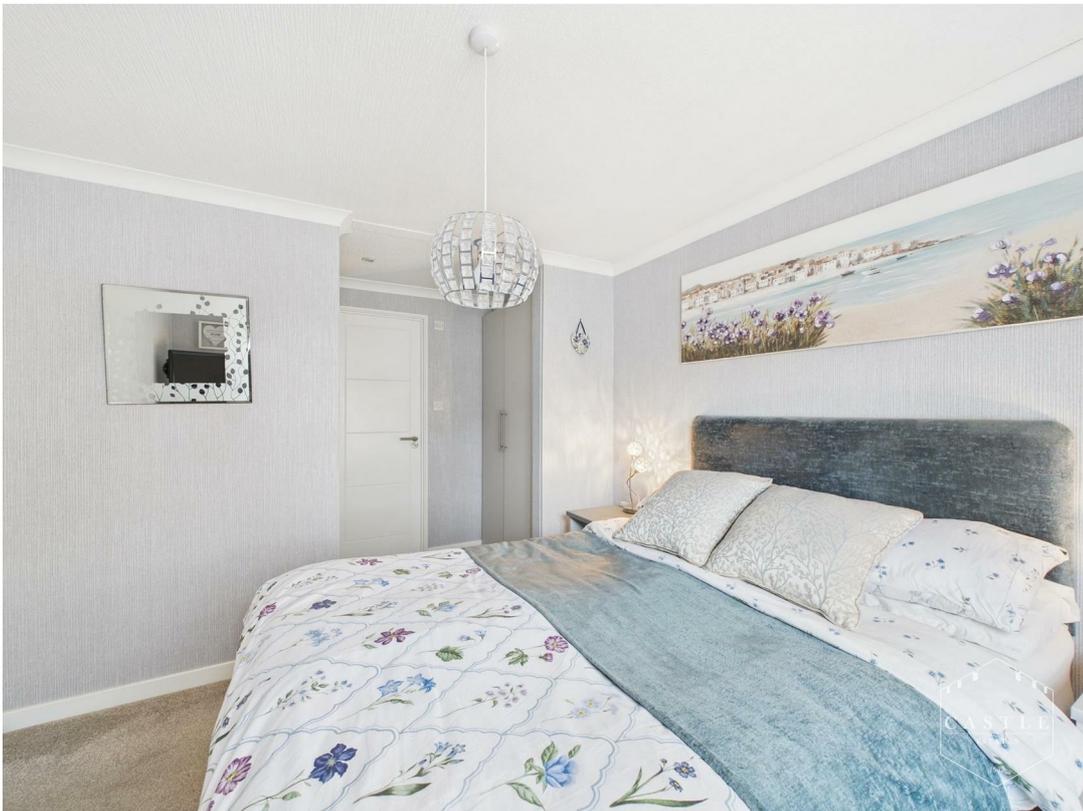
MASTER BEDROOM

13'2" x 9'10" (4.02m x 3.01m)

having central heating radiator, fitted wardrobes, inset LED lighting, tv aerial point, covered ceiling and upvc double glazed window.



MASTER BEDROOM



MASTER BEDROOM

ENSUITE SHOWER ROOM

7'6" x 5'4" (2.31m x 1.65m)

having corner shower cubicle with chrome shower over, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, wood effect flooring, upvc double glazed window with obscure glass.



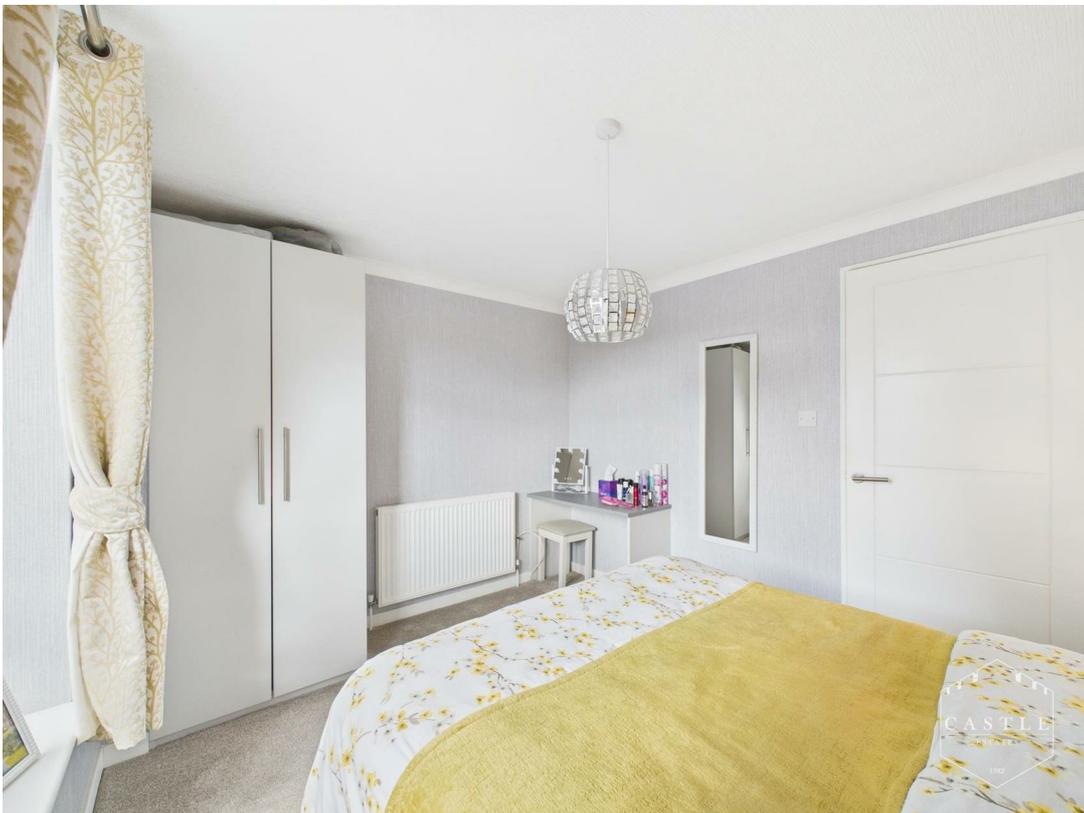
BEDROOM TWO

11'8" x 9'2" (3.56m x 2.80m)

having central heating radiator, fitted wardrobes and dressing table, coved ceiling and upvc double glazed window.



BEDROOM TWO



BATHROOM

6'3" x 5'7" (1.92m x 1.72m)

having modern white suite including panelled bath, low level w.c., vanity unit with wash hand basin, chrome heated towel radiator, extractor fan, wood effect floor and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to GARAGE. Pedestrian access via gate to easy to maintain garden with artificial lawn, pathways, flower borders and well fenced boundaries.



OUTSIDE



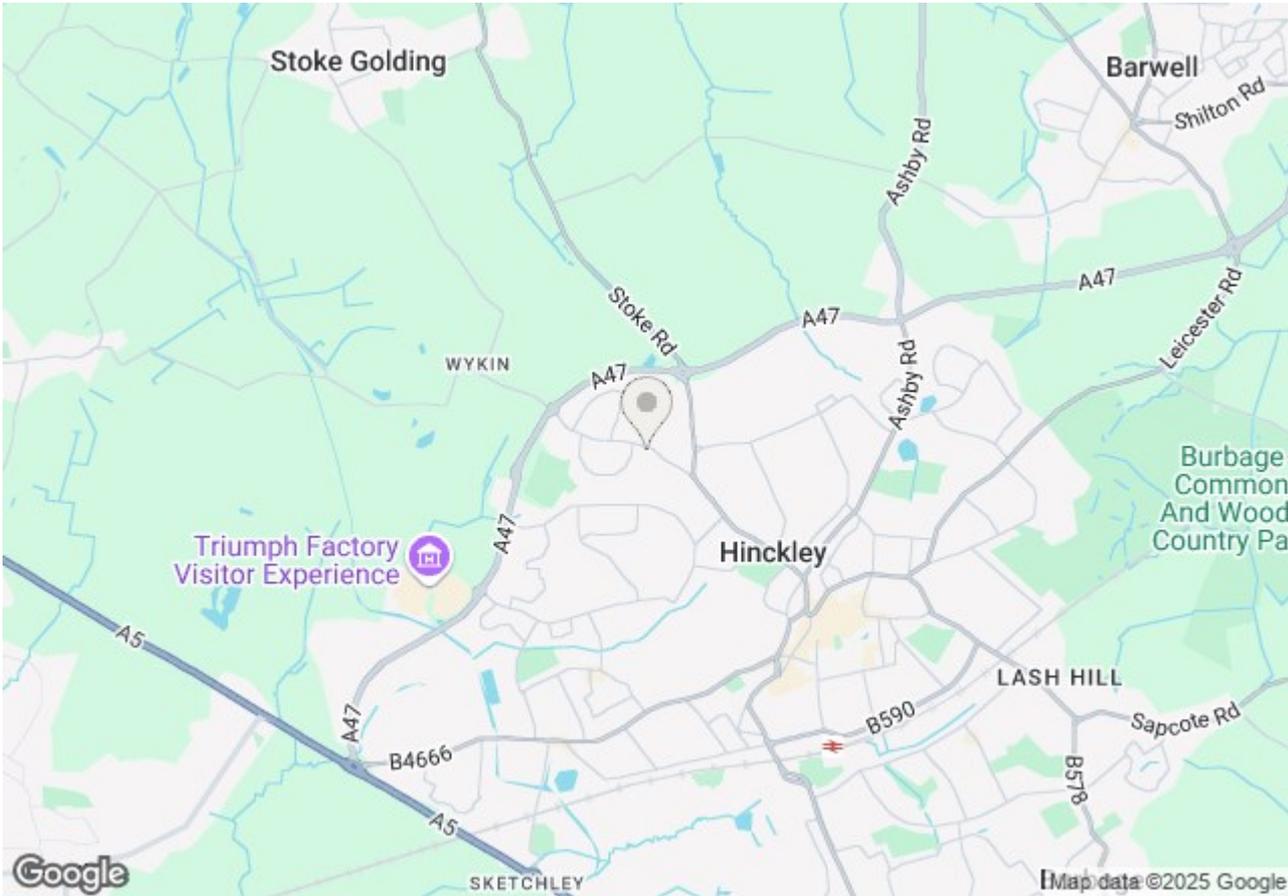
OUTSIDE

OUTSIDE - FRONT ELEVATION



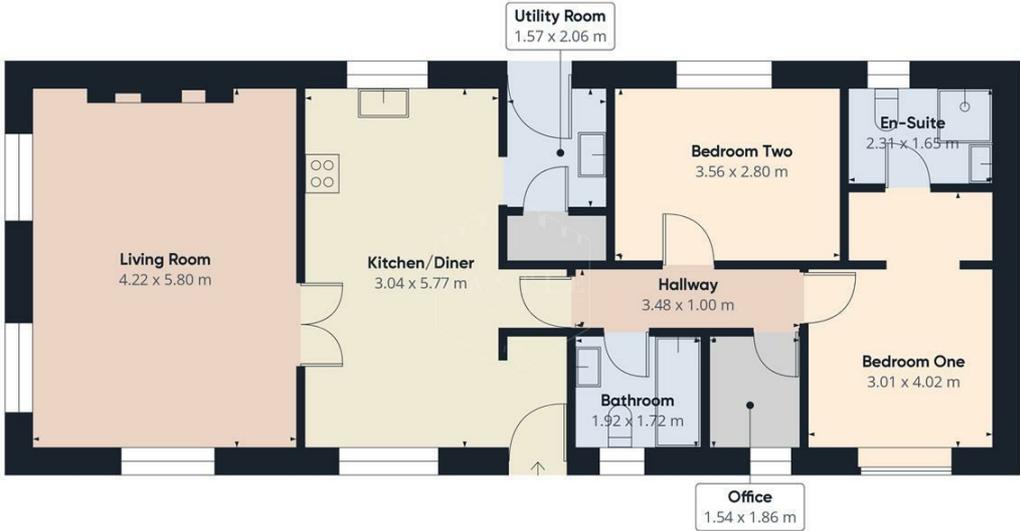
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



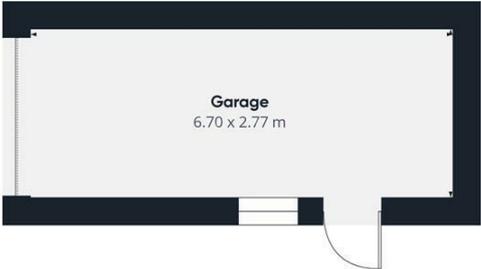
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower 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	



Approximate total area⁽¹⁾
104.34 m²

Floor 0 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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
