

CASTLE ESTATES

1982

A THREE BEDROOMED SEMI DETACHED PROPERTY WITH PARKING, CONVERTED GARAGE AND PRIVATE REAR GARDEN SITUATED IN A QUIET CUL-DE-SAC LOCATION



**1 RANNOCH CLOSE
HINCKLEY LE10 0UU**

Offers In Excess Of £250,000

- NO CHAIN - VIEWING ESSENTIAL
- Attractive Lounge/Dining Room
- Snug
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Entrance Hall
- Well Fitted Shaker Style Kitchen
- Useful Office (Originally Garage)
- Family Bathroom
- Lawned Rear Garden



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www.castles-online.co.uk



**** NO CHAIN **** This semi-detached house presents an excellent opportunity for families, investors and individuals alike. With three well-proportioned reception rooms and a well fitted shaker style kitchen, this property offers ample space. On the first floor there are three good sized bedrooms and a family bathroom. Outside the property has ample off road parking and a lawned rear garden. Viewing is essential.

It is situated in a quiet cul-de-sac location yet convenient for local shops, schools and amenities. Those wishing to commute will find all transport links close by.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band C

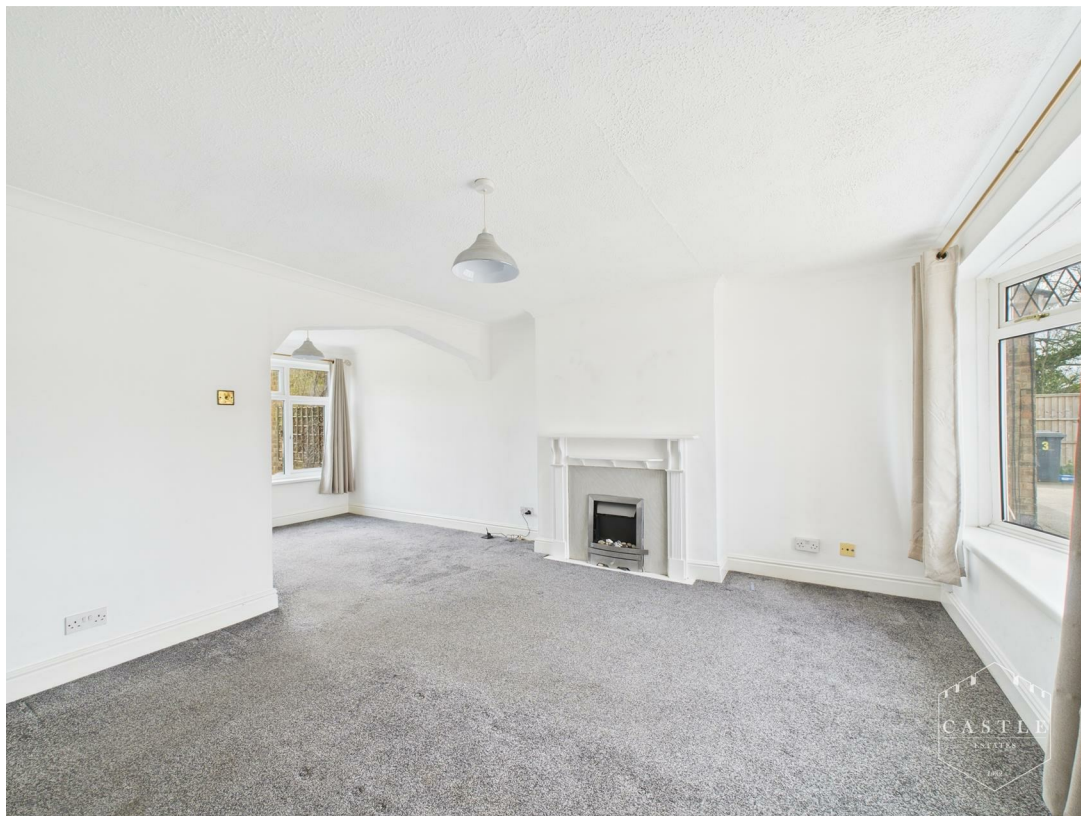
HALL

having upvc double glazed front door and side window with leaded lights, central heating radiator and storage cupboard. Staircase to the First Floor Landing.

LOUNGE/DINING ROOM

20'8" x 14'1" (6.3m x 4.3m)

having upvc double glazed bow window to front and upvc double glazed window to rear, feature fireplace with inset fire, tv aerial point, two central heating radiators and coved ceiling.





KITCHEN

9'6" x 7'10" (2.9m x 2.4m)

having range of fitted Shaker units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset stainless steel sink with mixer tap, built in electric oven with induction hob over and extractor hood, space and plumbing for dishwasher and washing machine, space for tumble dryer, wood effect flooring, upvc double glazed window to rear.



SNUG

14'1" x 7'10" (4.3m x 2.4m)

having central heating radiator, wood effect flooring, understairs storage cupboard, half panelled walls and upvc double glazed window and door opening onto the rear garden.

OFFICE

15'1" x 8'6" (4.6m x 2.6m)

Originally the garage having upvc double glazed window to side, central heating radiator and panelled wall.

FIRST FLOOR LANDING

having upvc double glazed window, coved ceiling and access to the roof space.

BEDROOM ONE

10'9" x 10'2" (3.3m x 3.1m)
having central heating radiator, coved ceiling, tv aerial point and upvc double glazed window to rear.

BEDROOM TWO

10'5" x 7'6" (3.2m x 2.3m)
having central heating radiator, tv aerial point, coved ceiling and upvc double glazed window to front.

BEDROOM THREE

7'6" x 6'6" (2.3m x 2m)
having central heating radiator, built in wardrobe recess and upvc double glazed window to front.

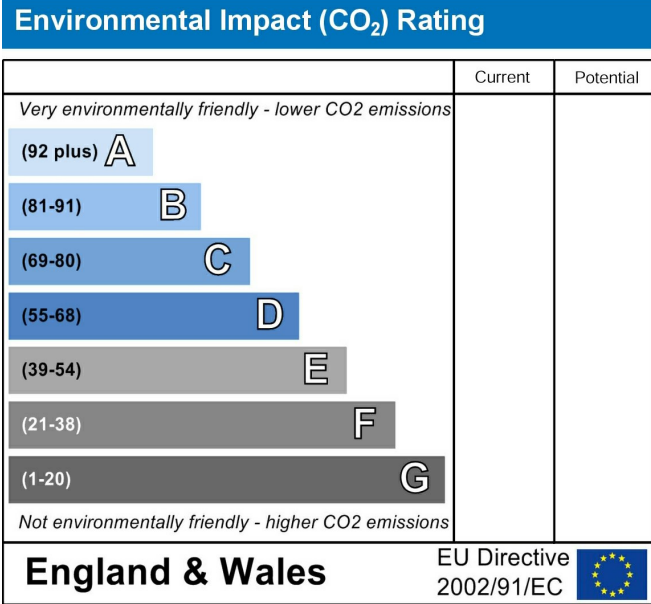
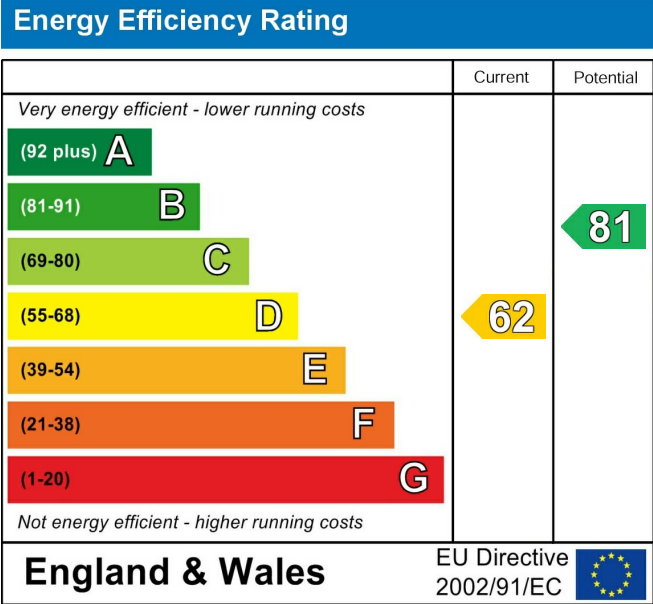
BATHROOM

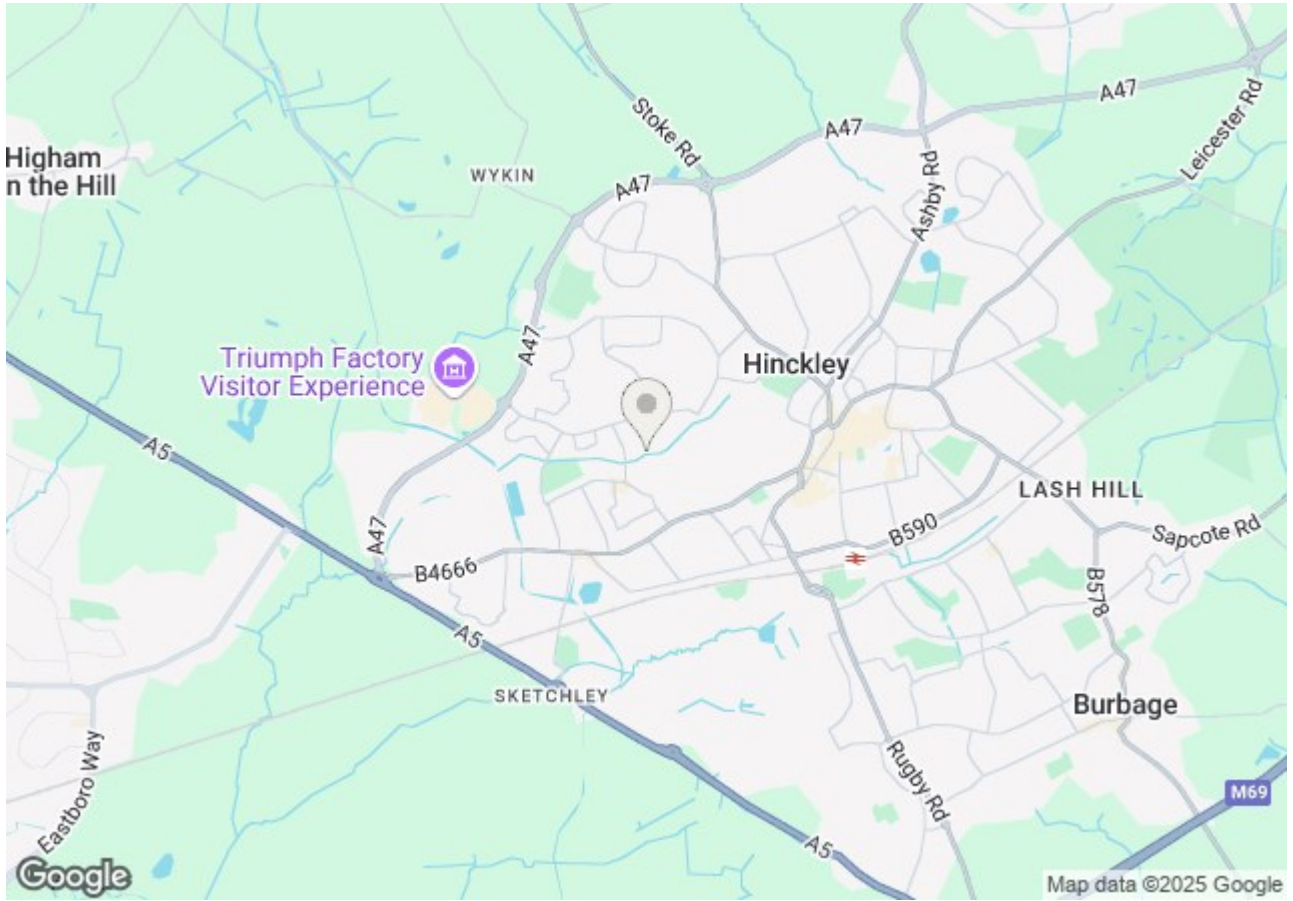
having low level w.c., pedestal wash hand basin, panelled bath with electric shower over, ceramic tiled walls, central heating radiator, built in airing cupboard with shelving and upvc double glazed window with obscure glass.

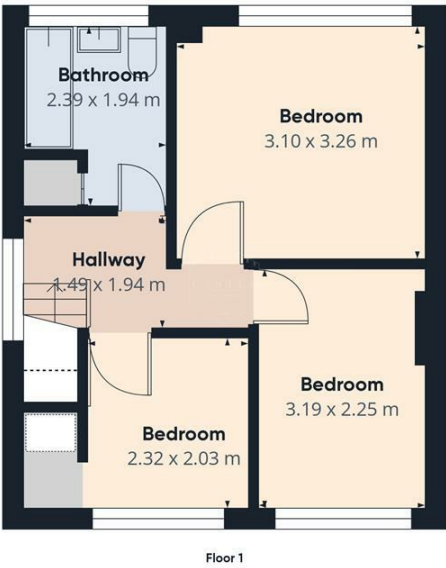
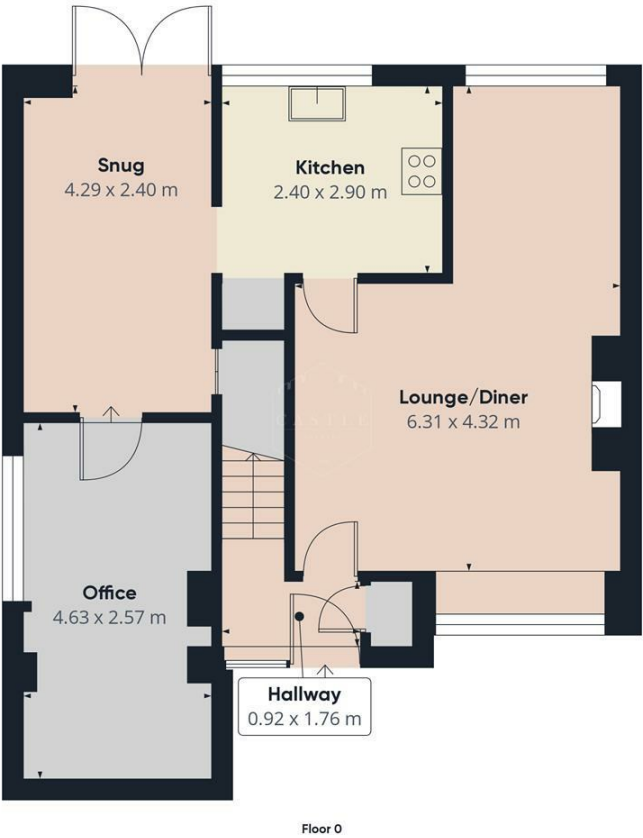
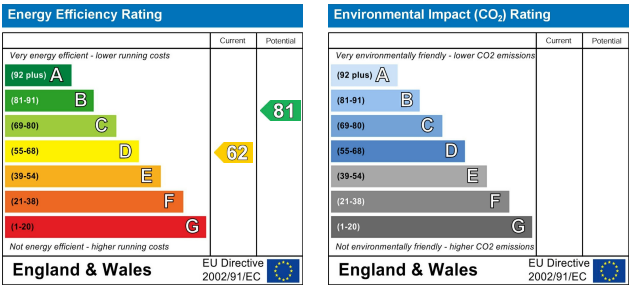
OUTSIDE

There is direct vehicular access over a tarmac driveway with parking for up to three cars. Gravelled foregarden. Private gate leading through to a rear garden with slabbed patio area, lawn and well fenced boundaries.

OUTSIDE







Approximate total area⁽¹⁾
88.69 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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.

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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
