

CASTLE ESTATES

1982

A WELL APPOINTED ONE BEDROOMED MAISONETTE SITUATED IN A POPULAR VILLAGE LOCATION



**41 PICKERING CLOSE
STONEY STANTON LE9 4GN**

£750

- Ground Floor Entrance Hall
- First Floor Kitchen
- First Floor Bathroom
- First Floor Lounge/Dining Room
- First Floor Bedroom
- Parking & Integral Garage



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VIEWING

By arrangement through the Agents.

DESCRIPTION

A well appointed maisonette with parking and garage situated in a popular residential location, convenient for all local shops, schools and amenities. The accommodation consists of entrance hall with staircase to the first floor landing with lounge/dining room, kitchen, double bedroom and bathroom.

COUNCIL TAX BAND

Blaby Council - Band A

GROUND FLOOR ENTRANCE HALL

having front door with double glazed leaded light windows, central heating radiator, wood effect flooring and staircase to the First Floor Landing. Fire door to Garage.



GARAGE

18'0" x 8'7" (5.49m x 2.64m)

having up and over front door, power, light and rear personal door.

FIRST FLOOR LANDING

6'11" x 3'5" (2.13m x 1.06m)

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



LOUNGE/DINING ROOM

18'7" x 10'8" (5.68m x 3.26m)

having central heating radiator, tv aerial point, wood effect flooring and two upvc double glazed windows. Archway to Kitchen,



LOUNGE/DINING ROOM



KITCHEN

8'4" x 6'10" (2.55m x 2.10m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap, space and plumbing for washing machine, built in oven with gas hob over and extractor fan, space for fridge freezer, wood effect floor and upvc double glazed window.



BEDROOM

11'4" x 10'11" (3.46m x 3.34m)

having central heating radiator and upvc double glazed window.



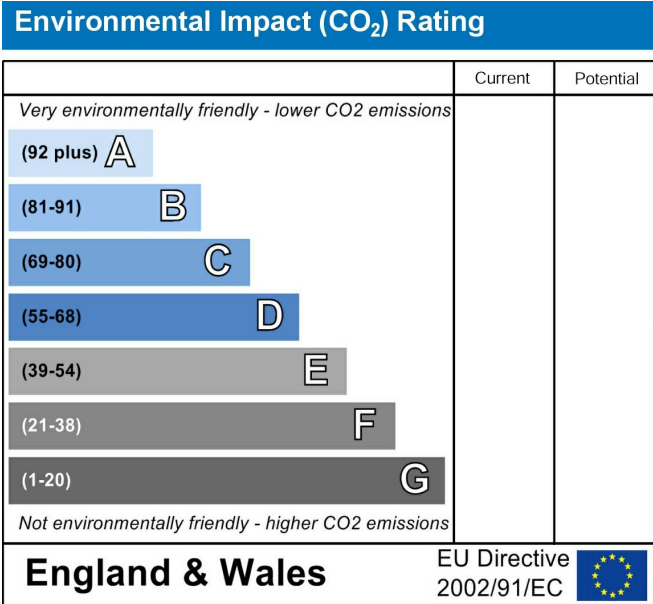
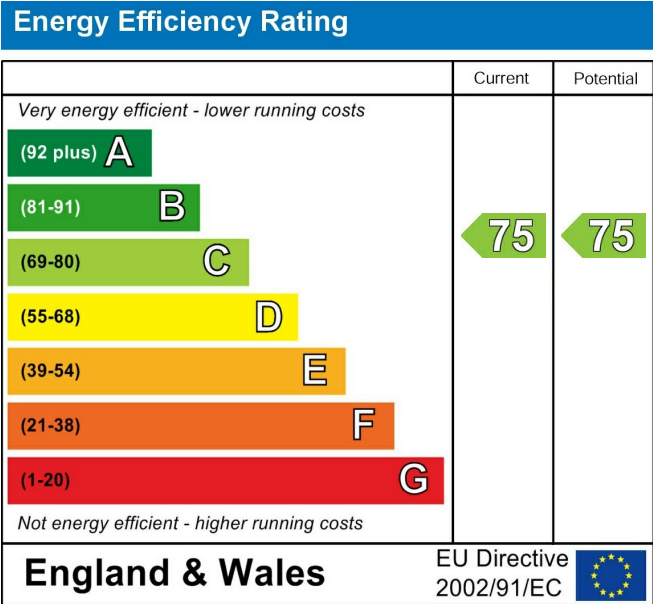
BATHROOM

7'4" x 6'2" (2.26m x 1.90m)
having panelled bath with shower over, low level w.c., wash hand basin, central heating radiator, ceramic tiled splashbacks and upvc double glazed window.

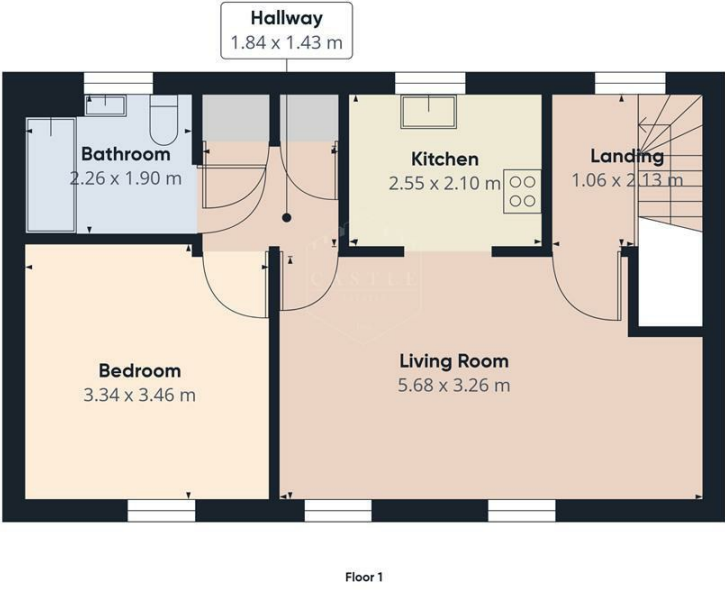
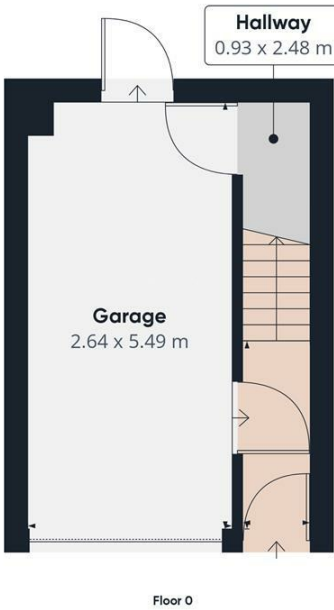


OUTSIDE

There is direct access to parking and Garage. A small rear garden.



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



Approximate total area⁽¹⁾
64.64 m²

(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 are based on RICS IPMS 3C standard.

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
