

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE BUILT BY BLOOR HOMES SITUATED IN A POPULAR RESIDENTIAL LOCATION**



## **11 STOCK DOVE CLOSE HINCKLEY LE10 3FD**

**Offers Over £260,000**

- Entrance Hall
- Well Fitted Kitchen & Matching Utility Area
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Gardens
- Attractive Lounge
- Guest Cloakroom
- Two Further Good Sized Bedrooms
- Ample Off Road Parking
- Planning Permission Granted For Single Storey Extension



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Stock Dove Close, Hinckley, this beautifully presented semi-detached house offers a delightful blend of comfort and modern living. Viewing is essential.

The accommodation enjoys a wealth of quality fixtures and fittings and consists of entrance hall, attractive lounge, well fitted Indigo blue shaker style kitchen with matching utility area and a guest cloakroom. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and a family bathroom. Outside the property has off road parking and well tended rear garden.

Additionally, the property comes with planning permission for a one-storey extension, allowing for the opportunity to further personalise and expand your living space to suit your needs. (Hinckley and Bosworth Borough Council - Application Number - 25/00216/CLP)

This residence is not only a lovely home but also a fantastic investment, given its potential for growth and enhancement. With its prime location in Hinckley, you will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community.

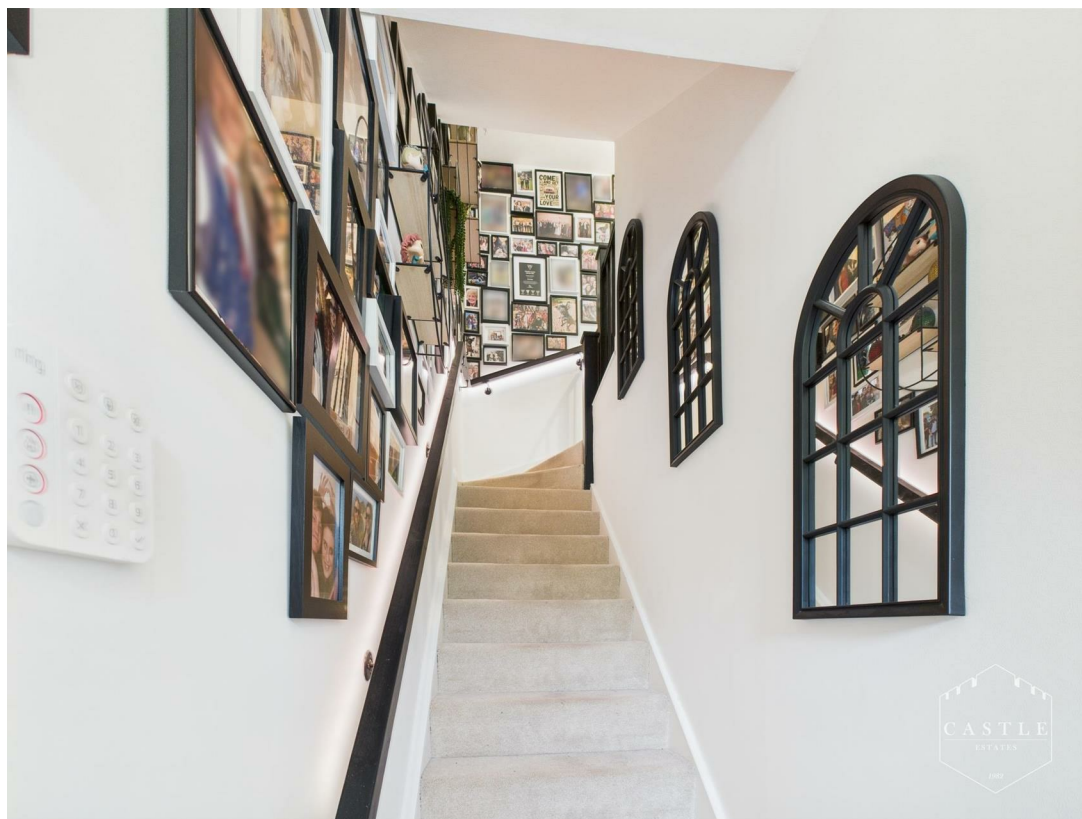
In summary, this semi-detached house on Stock Dove Close is a wonderful opportunity for anyone seeking a stylish and spacious home with the added benefit of future expansion possibilities. Do not miss the chance to make this property your own.

### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band C (Freehold).

### **ENTRANCE HALL**

having composite double front door and central heating radiator. Staircase to the First Floor Landing.





## LOUNGE

14'4" x 11'10" (4.37m x 3.63m )

having upvc double glazed window to front, wall mounted tv aerial point, central heating radiator and Amtico wood effect flooring.



## DINING KITCHEN

12'1" x 11'10" (3.70m x 3.63m )

having an attractive range of Indigo Shaker style units including base units, drawers and wall cupboards, contrasting Quartz work surfaces and upstand, inset stainless steel sink with mixer tap, built in electric oven, induction hob with cooker hood over, integrated fridge freezer, integrated dishwasher, ceramic tiled flooring, inset LED lighting central heating radiator, upvc double glazed windows to side and French doors opening onto the rear garden. Square archway to Utility Area.







**UTILITY AREA**

6'4" x 3'4" (1.94m x 1.02m )

having matching base unit and quartz work surface with space and plumbing beneath for washing machine, matching ceramic tiled flooring, gas fired boiler for central heating and domestic hot water.





## GUEST CLOAKROOM

having low level w.c., wash hand basin and central heating radiator.



## FIRST FLOOR LANDING

having access to the roof space.

## MASTER BEDROOM

11'5" x 9'7" (3.48m x 2.93m )

having feature panelled wall, wall mounted tv aerial point, central heating radiator and upvc double glazed window to front. Door to Ensuite.





### ENSUITE SHOWER ROOM

having double shower cubicle with rain shower over and handheld shower, low level w.c., wash hand basin, central heating radiator, ceramic tiled splashbacks, vinyl wood effect flooring, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



**BEDROOM TWO**

10'0" x 8'9" (3.07m x 2.69m )

having fitted cupboards, central heating radiator, vinyl wood effect flooring and upvc double glazed window to rear.





### BEDROOM THREE

7'5" x 6'6" (2.27m x 1.99m )

having built in storage cupboard, central heating radiator and upvc double glazed window to rear.



**FAMILY BATHROOM**

7'9" x 5'7" (2.37m x 1.72m )

having white suite including panelled bath with shower attachment, low level w.c., pedestal wash hand basin, low level w.c., inset LED lighting, extractor fan, white heated towel rail, vinyl wood effect flooring, ceramic tiled splashbacks and upvc double glazed window with obscure glass.





## OUTSIDE

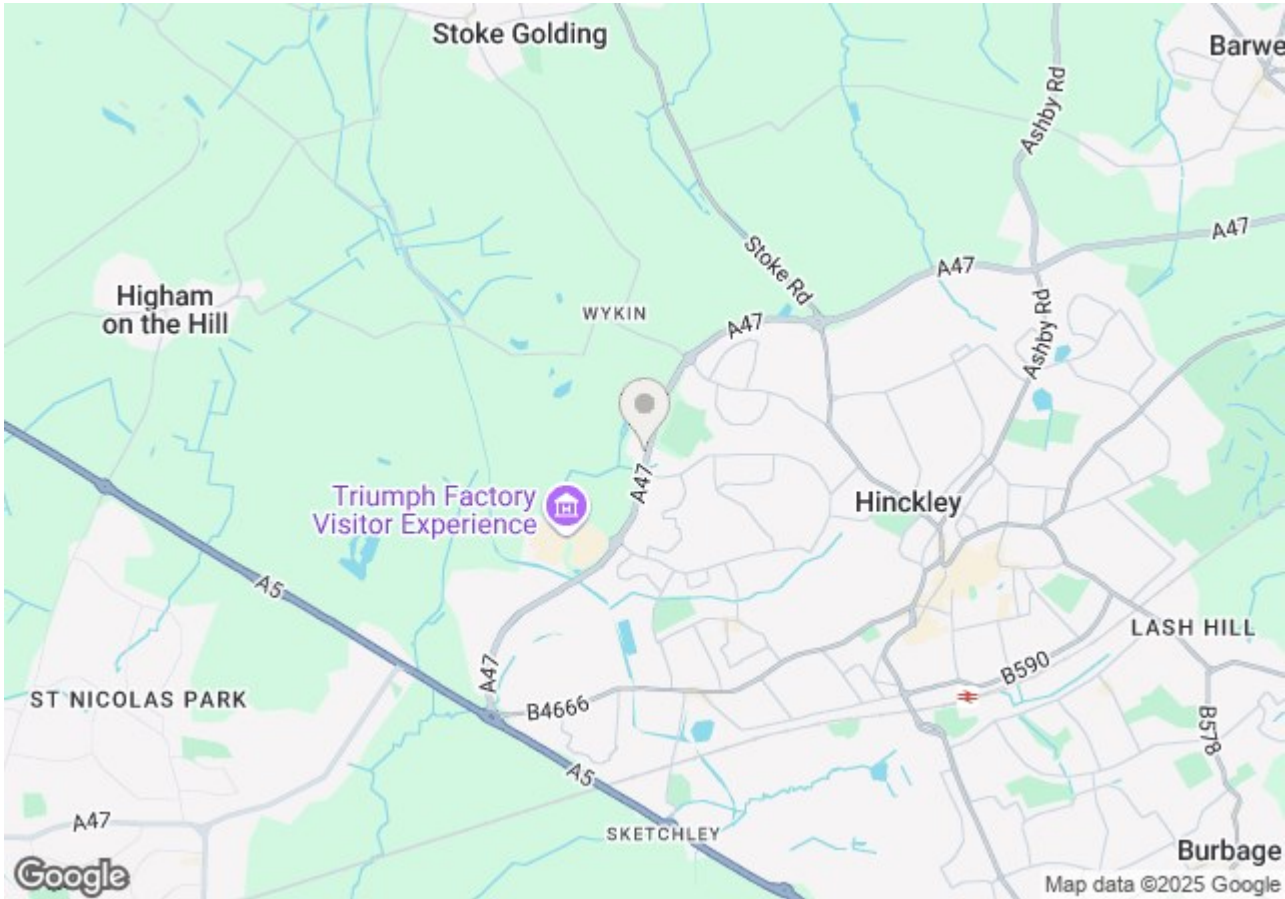
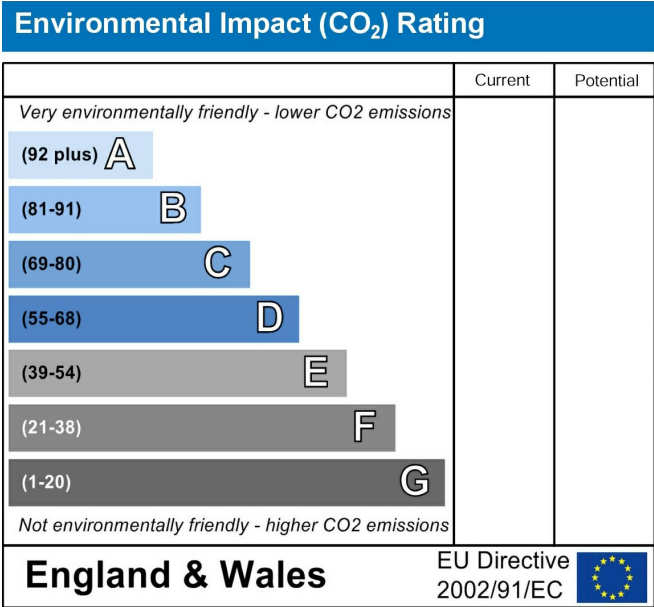
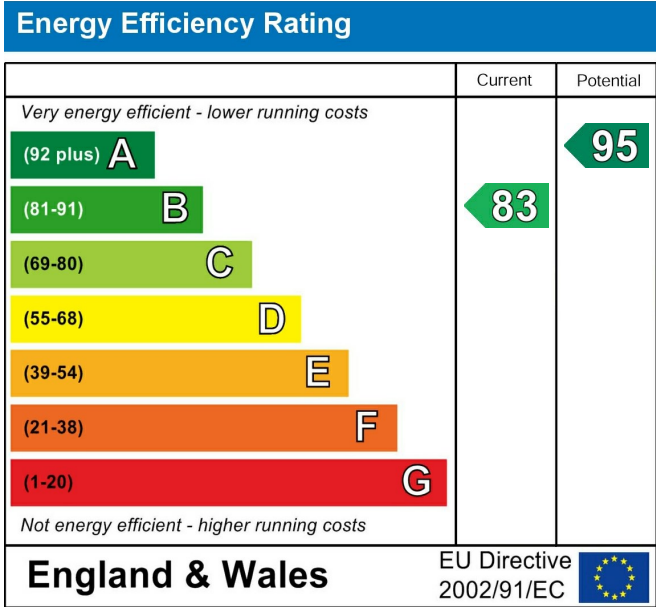
There is direct vehicular access to parking for two cars. Barked foregarden area with shrubs. Pedestrian access via gate leading to a fully enclosed rear garden with patio area, lawn, flower borders and well fenced boundaries.







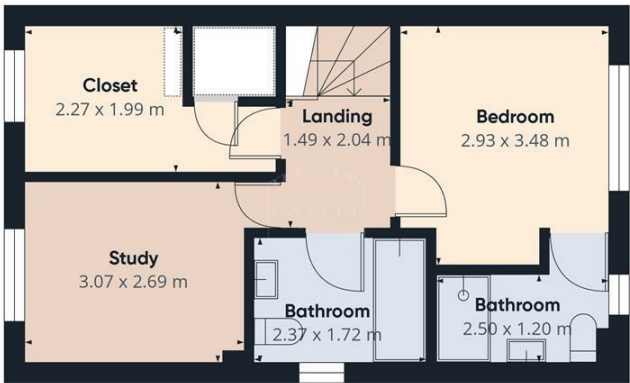




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
72.3 m<sup>2</sup>

(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.

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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

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