

CASTLE ESTATES

1982

A TASTEFULLY PRESENTED AND WELL MAINTAINED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT VILLAGE LOCATION



2 WINDSOR GARDENS CROFT LE9 3BW

Offers In The Region Of £260,000

- Entrance Hall With Guest Cloakroom
- Good Sized Lounge/Dining Room
- Modern Family Bathroom
- Lawned Rear Garden
- Contemporary Fitted Kitchen
- Three Good Sized Bedrooms
- Two Car Parking Spaces To Front
- Popular & Convenient Location



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**** VIEWING ESSENTIAL **** This tastefully presented and well maintained semi detached family residence enjoys entrance hall with guest cloakroom off, contemporary fitted kitchen and good sized lounge/dining room opening onto the rear garden. To the first floor there are three bedrooms and a modern family bathroom. Outside the property has off road parking and a well tended lawned garden to rear.

VIEWING

By arrangement through the Agents.

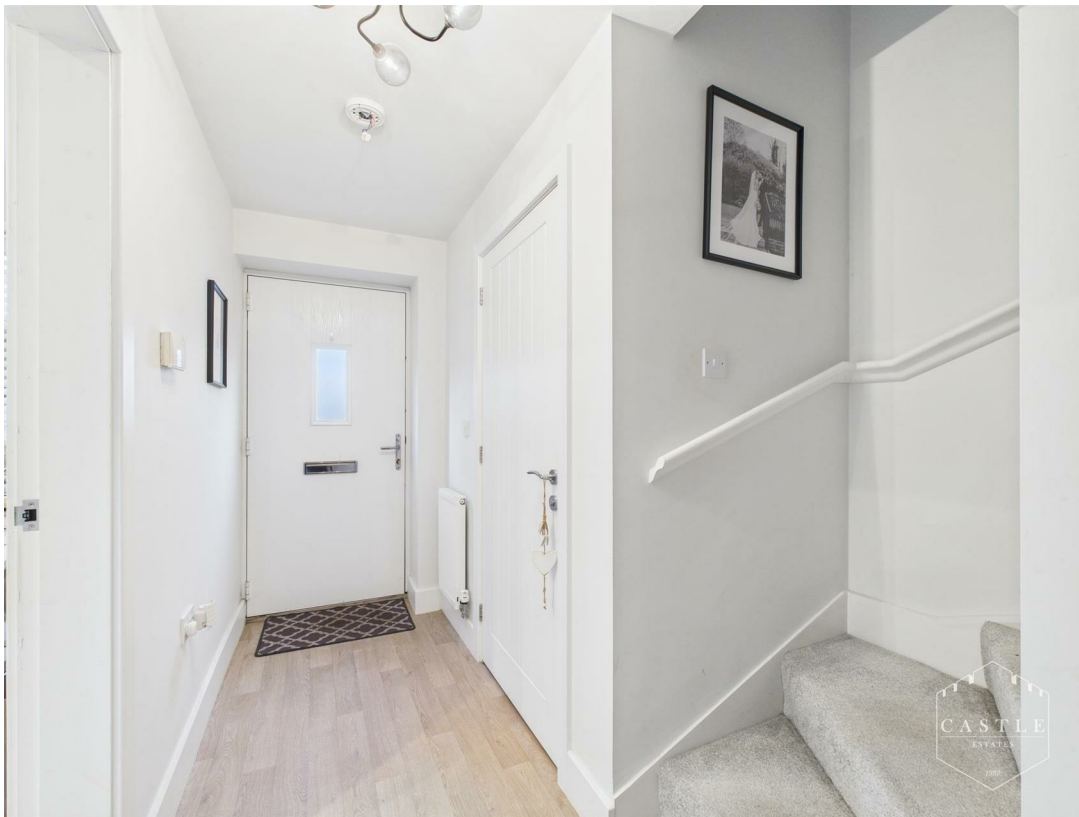
COUNCIL TAX BAND & TENURE

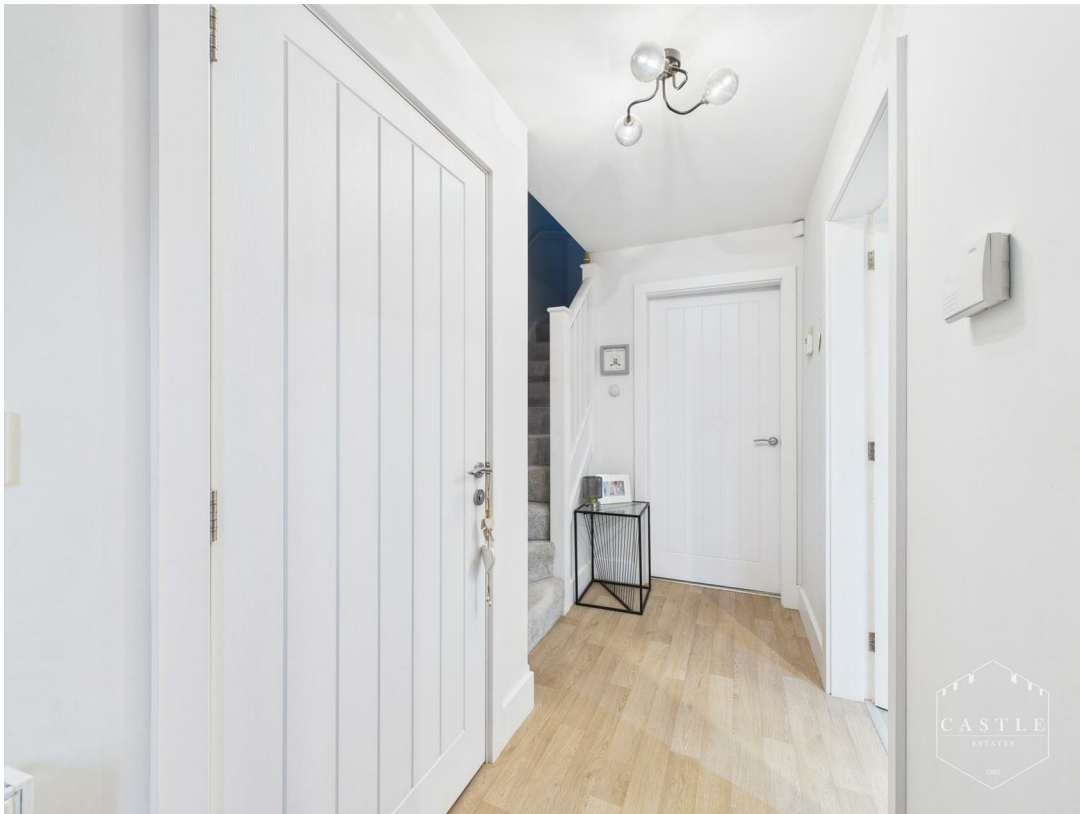
Blaby Council - Band B (Freehold).

ENTRANCE HALL

10'10 x 4'4 (3.30m x 1.32m)

having composite front door, wood effect flooring and central heating radiator. Feature spindle balustraded staircase to First Floor Landing.





GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin, wood effect flooring, central heating radiator and upvc double glazed window with obscure glass.



KITCHEN

10'10 x 7 (3.30m x 2.13m)

having contemporary range of fitted units including base units, drawers and wall cupboards, contrasting butchers block effect with work surfaces and upstand, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, space and plumbing for washing machine, integrated fridge freezer, built in gas fired boiler for central heating and domestic hot water, central heating radiator, wood effect flooring and upvc double glazed window to front.



LOUNGE/DINING ROOM

18 x 14'8 (5.49m x 4.47m)

having central heating radiator, understairs storage cupboard, upvc double glazed window and French doors opening onto Rear Garden.





FIRST FLOOR LANDING

12'7 x 4 (3.84m x 1.22m)

having spindle balustrading, central heating radiator and access to the roof space.

BEDROOM ONE

14'8 x 9'5 (4.47m x 2.87m)

having built in double wardrobe, central heating radiator, tv aerial point and upvc double glazed window to front.



BEDROOM TWO

10' x 7'4 (3.05m x 2.24m)

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



having central heating radiator, tv aerial point and upvc double glazed window to rear.

BATHROOM

7'4 x 6'5 (2.24m x 1.96m)

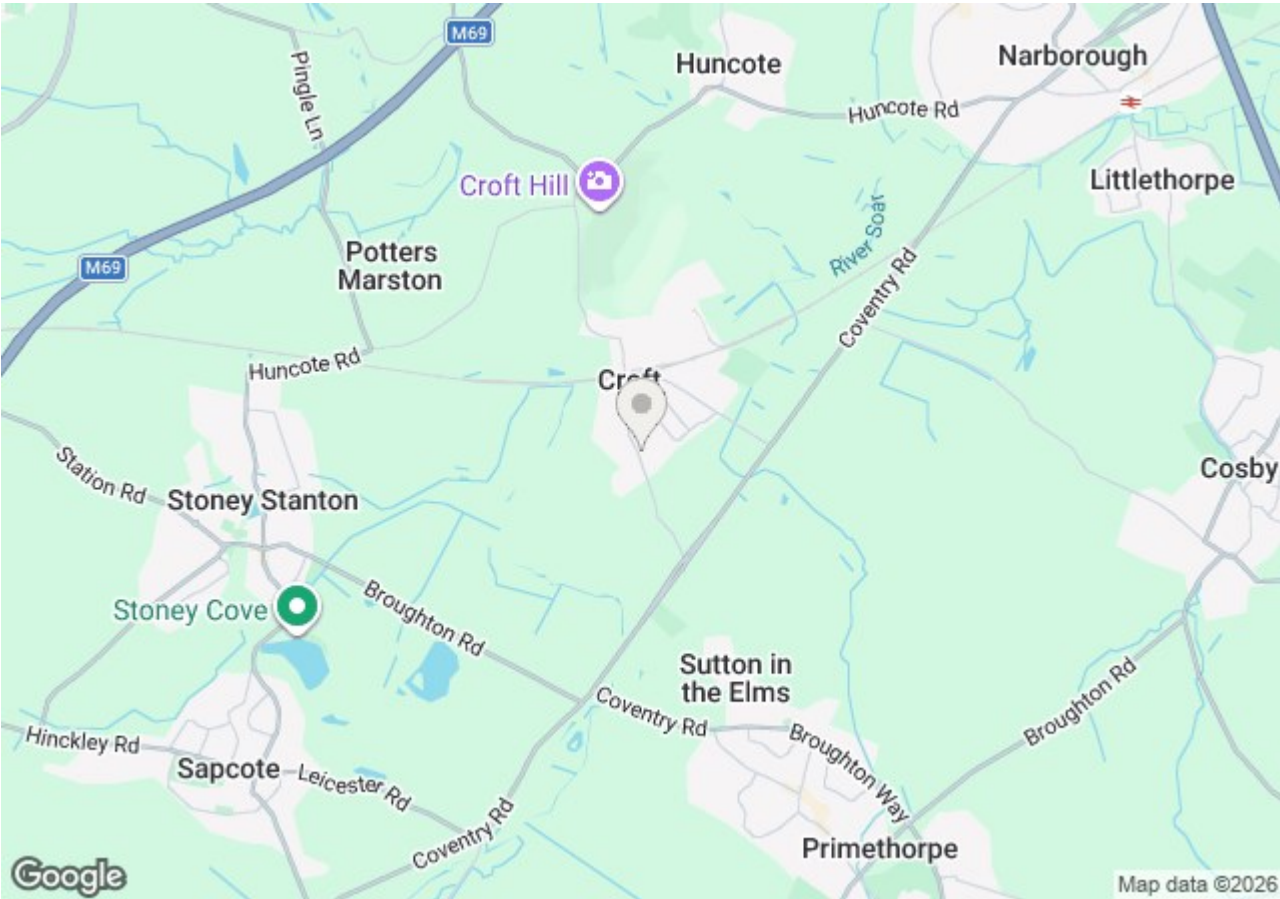
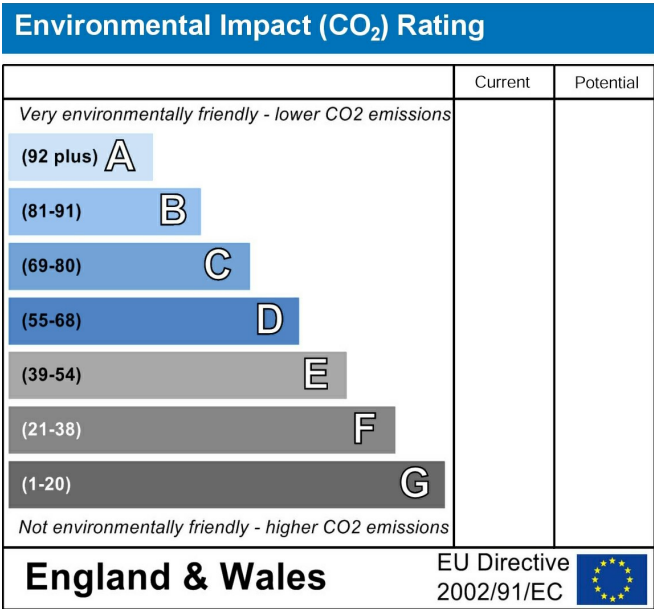
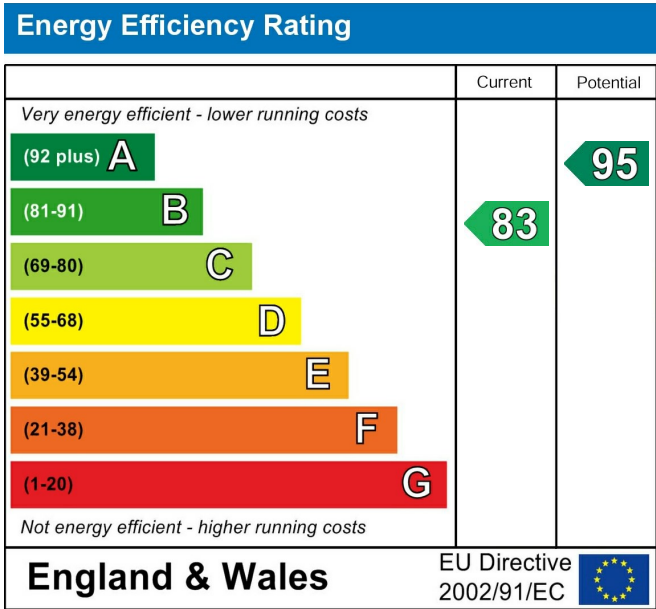
having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, extractor fan, shaver point, chrome heated towel rail and upvc double glazed window to side with obscure glass.



OUTSIDE

There is direct access to parking for two cars. Pedestrian access to a fully enclosed rear garden with patio area, lawn and well fenced boundaries.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾
807 ft²

(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.

GIRAFFE 360

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
