

CASTLE ESTATES

1982

**A TRADITIONAL FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE
SITUATED IN A CONVENIENT TOWN CENTRE LOCATION**



**VINCENT HOUSE STATION ROAD
HINCKLEY LE10 1AP**

Offers In The Region Of £260,000

- Entrance Hall
- Good Sized Lounge
- Two First Floor Double Bedrooms
- Second Floor Bedroom
- Brick Built Workshop
- Ground Floor Bedroom To Front
- Dining Kitchen & Utility Room
- Family Bathroom
- Lawned Rear Garden
- Convenient Town Centre Location



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This traditional semi detached family residence is situated in a convenient town centre location within easy walking distance of shops, schools and amenities. Those wishing to commute will find the train and bus Stations, A5 and M69 junctions close by making travelling to further afield excellent.

The accommodation consists of entrance hall, ground floor bedroom, lounge opening onto dining kitchen and separate utility room with w.c. To the first floor there are two double bedrooms and a family bathroom. On the second floor is a further bedroom. Outside the property has a rear garden with brick built workshop.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

13'6 x 5'5 (4.11m x 1.65m)

having upvc double glazed front door, original Minton tiled flooring and central heating radiator. Staircase to First Floor Landing.



GROUND FLOOR BEDROOM

13'11" x 11'3" (4.24m x 3.43m)

having feature fireplace with open fire facility, tv aerial point, picture rail, central heating radiator and bay window overlooking the front.



LOUNGE

17'1 x 14 (5.21m x 4.27m)

having feature brick fireplace with log burning stove, central heating radiator, tv aerial point and upvc double glazed window to side. Archway to Kitchen.





DINING KITCHEN

18'4" x 10'7" - 9'2 x 5'2 (5.59m x 3.23m - 2.79m x 1.57m)

having freestanding base units, drawers and cupboards, sink unit, built in oven, gas hob with cooker hood over, space for fridge freezer, wood effect flooring, upvc double glazed window side and sliding doors opening onto Garden.







UTILITY ROOM

5'6 x 4'9 (1.68m x 1.45m)

having low level w.c., wash hand basin, fly over work surface with space and plumbing beneath for washing machine and tumble dryer, central heating radiator, wall mounted gas fired boiler for central heating and domestic hot water and upvc double glazed window with obscure glass to rear.

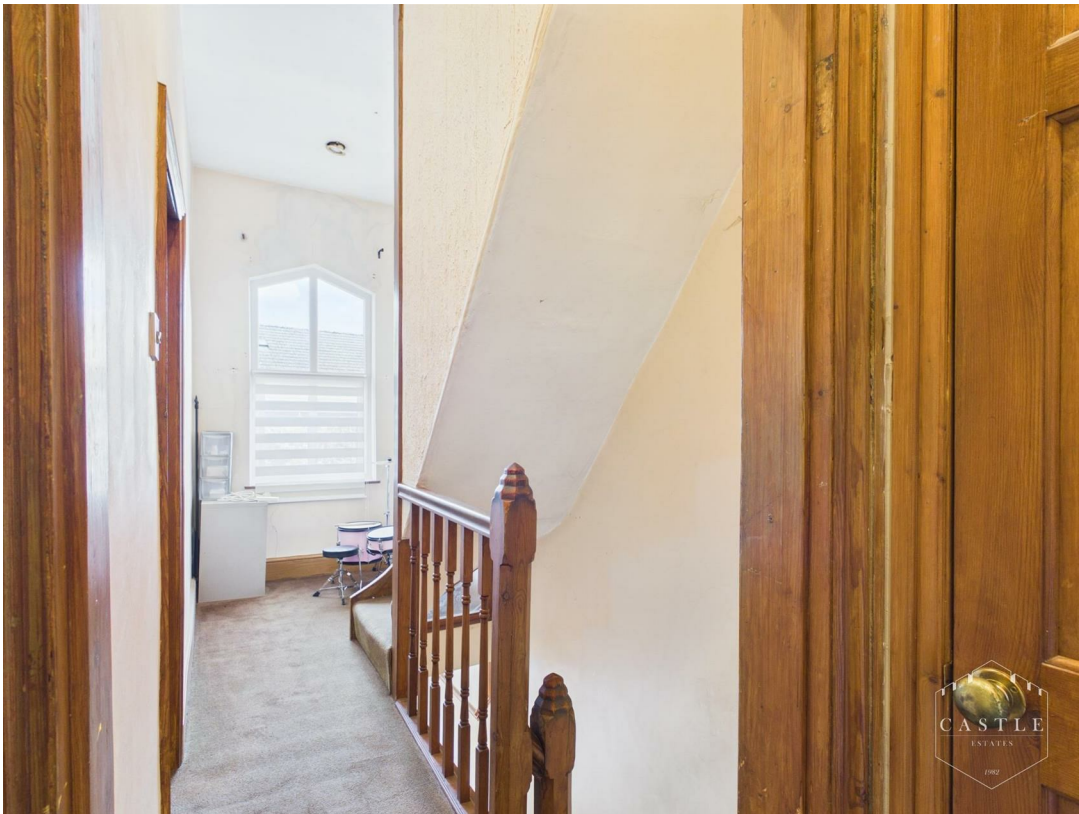




FIRST FLOOR LANDING

11'3 x 5'6 (3.43m x 1.68m)

having upvc double glazed window to front and staircase to Second Floor.



BEDROOM ONE

12'1 x 11'4 (3.68m x 3.45m)

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



BEDROOM TWO

14 x 8'3 (4.27m x 2.51m)

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



FAMILY BATHROOM

10'5 x 8'4 (3.18m x 2.54m)

having panelled bath, separate shower cubicle, low level w.c., central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.

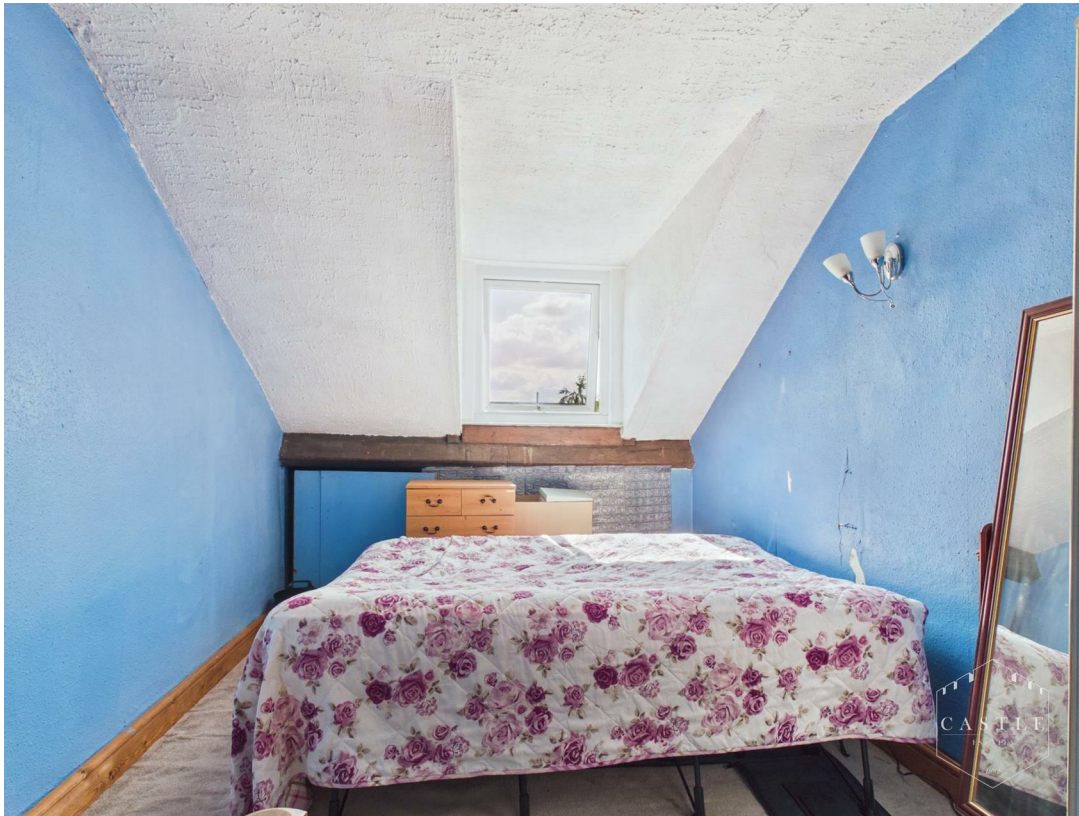


SECOND FLOOR LANDING

BEDROOM THREE

18'2 x 8'6 (5.54m x 2.59m)

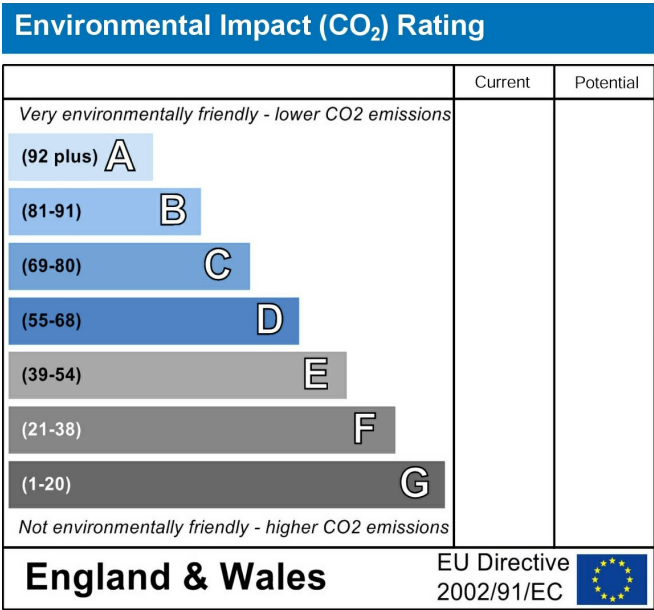
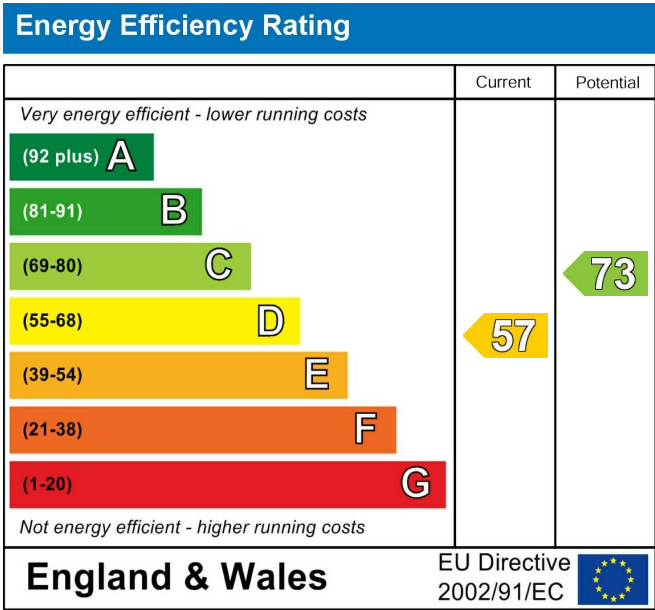
having beam and upvc double glazed window to rear.

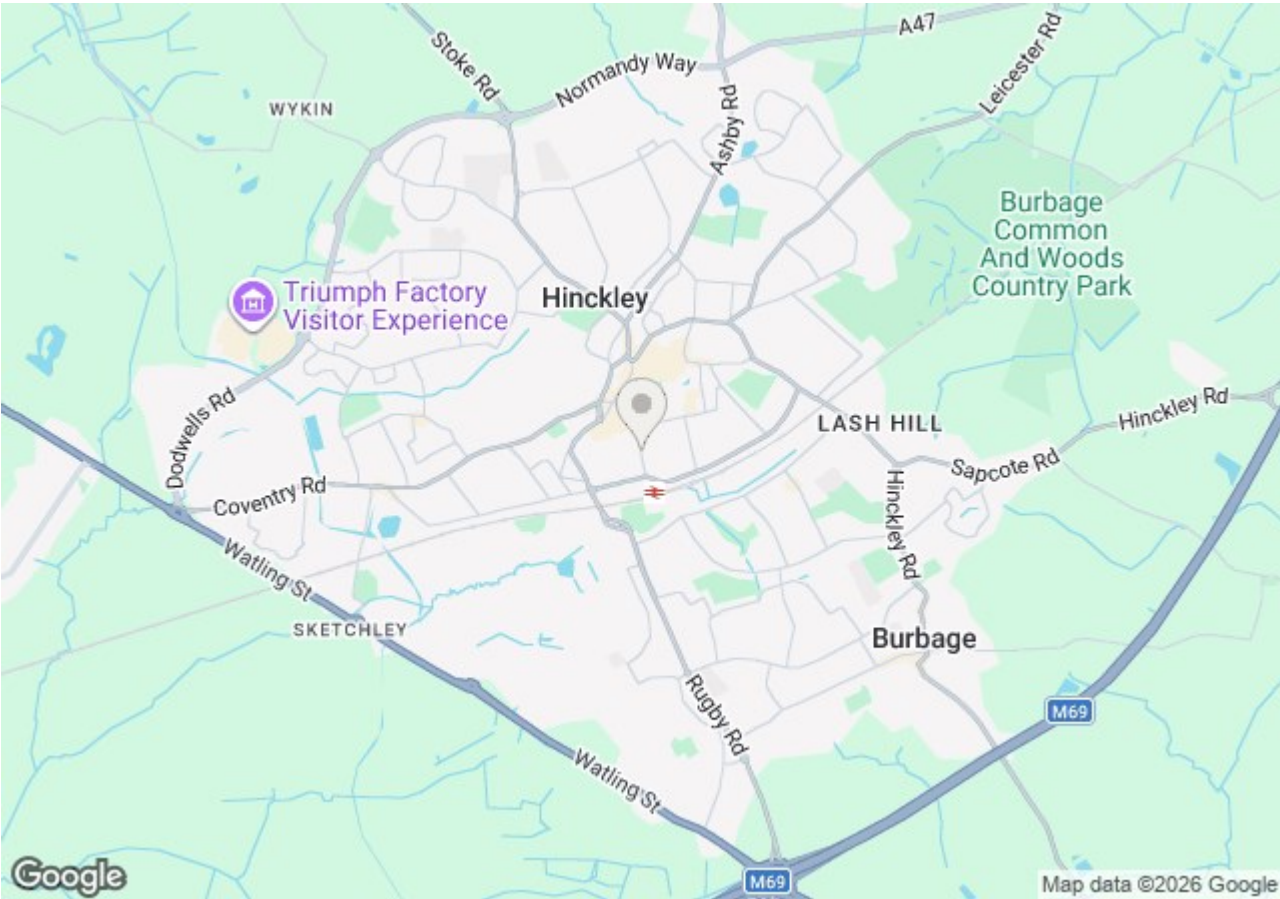


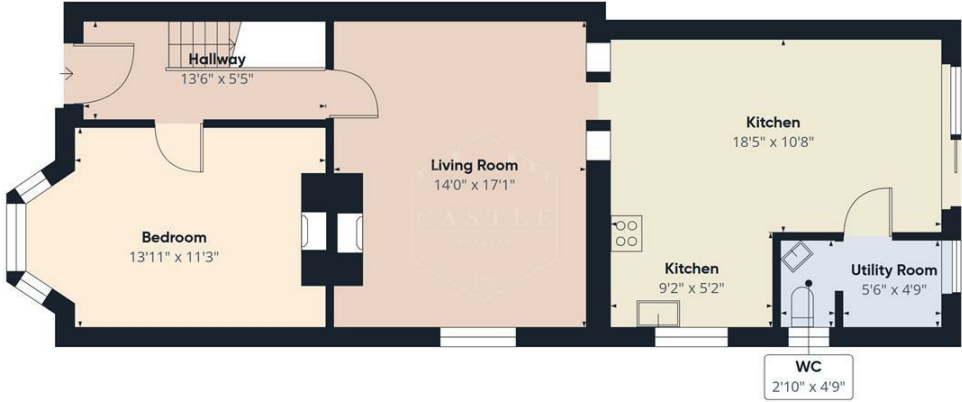
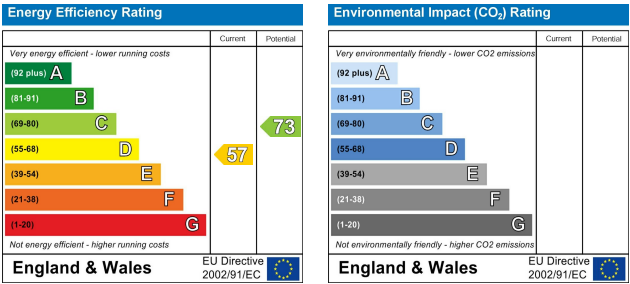
OUTSIDE

There is a lawned rear garden with patio area and fenced boundaries. WORK SHOP having upvc double glazed windows and door.

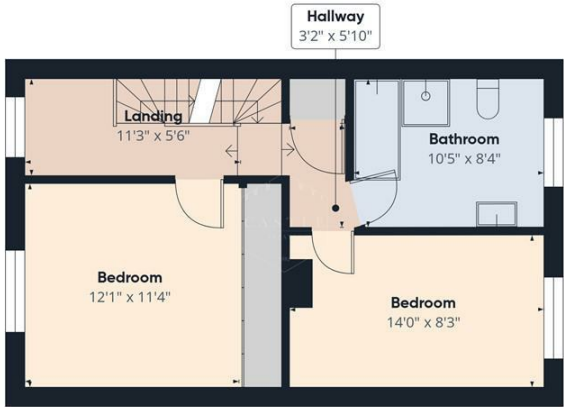








Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
1347 ft²
Reduced headroom
31 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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
