

CASTLE ESTATES

1982

A VERY SPACIOUS AND WELL APPOINTED TRADITIONAL FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A SIZEABLE PLOT WITH PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER TOWN CENTRE LOCATION



**11 THORNFIELD WAY
HINCKLEY LE10 1BE**

No Onward Chain £425,000

- Entrance Hall
- Good Sized Sitting Room
- Well Fitted Breakfast Kitchen
- Four Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Family Room To Front
- Separate Dining Room
- Laundry Room & Separate W.C.
- Family Bathroom
- Sizeable Private Rear Garden



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**** VIEWING ESSENTIAL **** This very spacious and well appointed traditional semi detached family residence must be viewed to fully appreciate its size of accommodation and plot.

The accommodation boasts impressive hall with useful study off, family room to front leading to a further sitting room, separate dining room, well fitted breakfast kitchen, laundry room and separate w.c. To the first floor there four good sized bedrooms and a family bathroom. Outside the property stands on a sizeable plot with ample off road parking, garage and a mature private rear garden.

It is situated in a most sought after town centre location, ideal for local shops, schools and amenities. Those wishing to commute will find easy access to all transport links.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having upvc double glazed front door with feature leaded lights, WALK IN STORE with feature stained glass window, original Minton tiled flooring, central heating radiator and picture rail. Feature spindle balustraded 'dog leg' staircase to First Floor Landing with useful storage cupboard beneath.





STUDY

9'1 x 7'6 (2.77m x 2.29m)

having fitted wall cupboards, wood effect flooring, picture rail, central heating radiator and upvc double glazed window with leaded lights to front.



FAMILY ROOM

13'1 x 11'9 (3.99m x 3.58m)

having upvc double glazed square bay window with leaded lights, inset fire, central heating radiator, picture rail and central heating radiator. Double doors opening onto Sitting Room.



SITTING ROOM

14'5 x 11'11 (4.39m x 3.63m)

having central heating radiator, plate rail, tv aerial point and upvc double glazed French doors opening onto rear garden.



DINING ROOM

17'1 x 11'5 (5.21m x 3.48m)

having feature log burner, central heating radiator and upvc double glazed French doors opening onto garden.



BREAKFAST KITCHEN

17'3 x 12'7 (5.26m x 3.84m)

having an excellent range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in double oven, gas hob with cooker hood over, central heating radiator, inset LED lighting, sky light, upvc double glazed windows and French doors opening onto garden.





LAUNDRY ROOM

6 x 3'8 (1.83m x 1.12m)

having work surface with space and plumbing beneath for washing machine and upvc double glazed window.



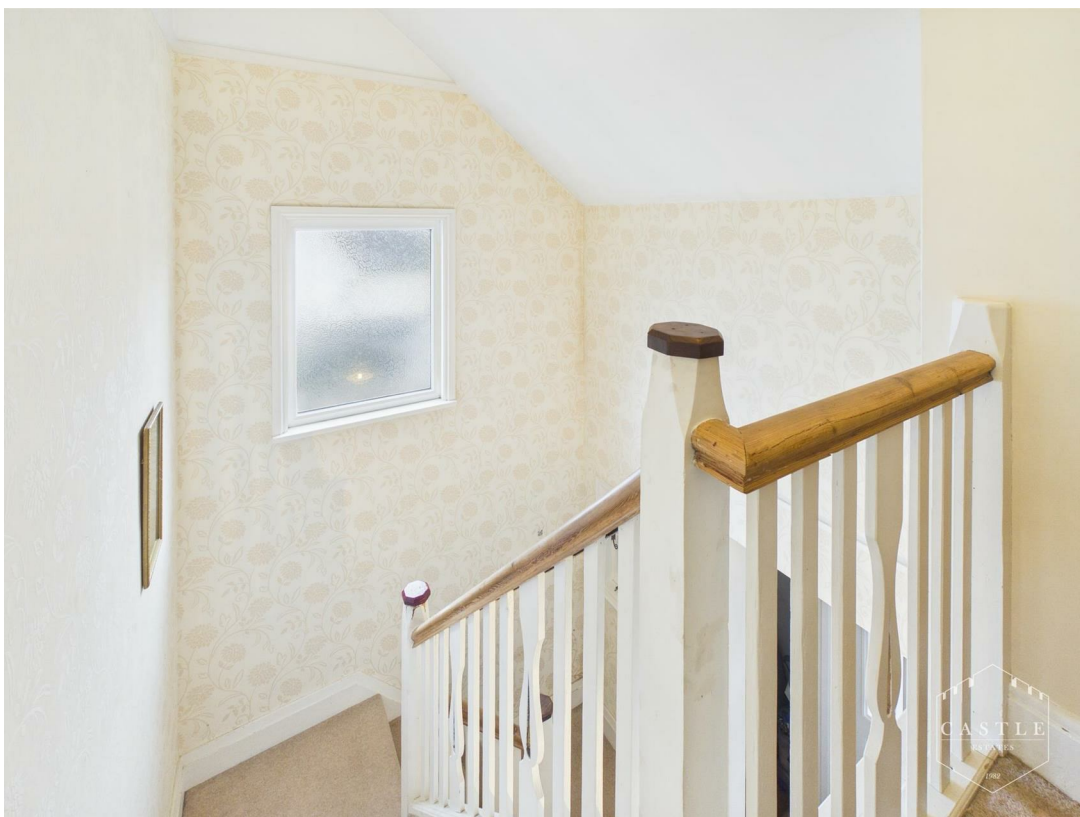
SEPARATE W.C.

having low level w.c., vanity unit with wash hand basin and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

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





BEDROOM ONE

14'5 x 11'11 (4.39m x 3.63m)

having feature original fireplace, central heating radiator and upvc double glazed window to rear.



BEDROOM TWO

11'4 x 10'11 (3.45m x 3.33m)

having central heating radiator, wood effect flooring, wood effect flooring, gas fired boiler for central heating and domestic hot water and upvc double glazed window to rear.



BEDROOM THREE

11'11 x 10'11 (3.63m x 3.33m)

having strip wood floor, central heating radiator, picture rail and upvc double glazed window to front.



BEDROOM FOUR

8'8 x 7'8 (2.64m x 2.34m)

having wood effect flooring, central heating radiator, picture rail and upvc double glazed window to front.



FAMILY BATHROOM

11'4 x 5'10 (3.45m x 1.78m)

having vanity unit with wash hand basin, low level w.c., panelled bath, separate shower cubicle, ceramic tiled splashbacks, central heating radiator and two upvc double glazed windows with obscure glass.




OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE with up and over door, power and light. A lawned foregarden. A fully enclosed private mature rear garden with an easily accessible raised patio area with feature wrought iron railings, lawn, trees, flower and shrub borders, mature hedged and fenced boundaries,






Energy Efficiency Rating

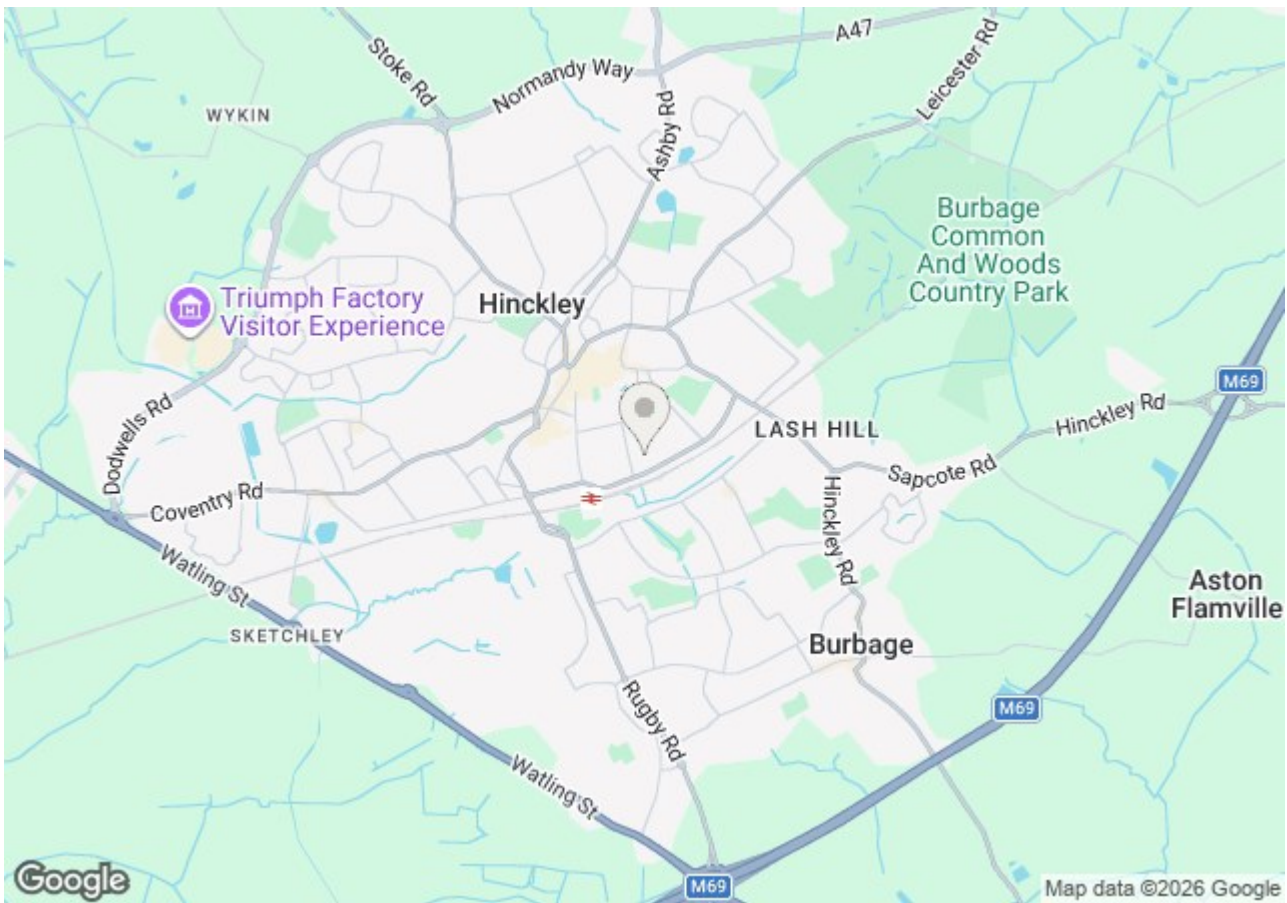
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

81

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1610 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.

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
