

CASTLE ESTATES

1982

A GOOD SIZED AND ATTRACTIVE THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION



**11 TURNER DRIVE
HINCKLEY LE10 0GU**

Offers In The Region Of £295,000

- Entrance Vestibule
- Separate Dining Room
- Well Fitted Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Attractive Lounge To Front
- Upvc Double Glazed Sun Room
- Utility Room & Guest Cloakroom
- Family Bathroom
- Well Tended Lawned Gardens



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**** NO CHAIN **** This well presented detached property enjoys many attractive features and viewing is highly recommended.

The accommodation boasts entrance vestibule, attractive lounge to front, separate dining room opening onto sun room, well fitted kitchen, utility room and guest cloakroom. To the first floor there are three good sized bedrooms and a modern shower room. Outside the property has ample off road parking, garage and well gardens.

COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

having upvc double glazed front door with obscure glass and leaded lights. Inner door to Lounge.

LOUNGE

15'3 x 12 (4.65m x 3.66m)

having feature fireplace with inset fire, marble back and hearth, coved ceiling, central heating radiator, tv aerial point and upvc double glazed square bay window to front.





DINING ROOM

13'4 x 9'5 (4.06m x 2.87m)

having wood effect flooring, coved ceiling, central heating radiator and upvc double glazed sliding patio doors opening onto Sun Room. Feature staircase to First Floor Landing.





SUN ROOM

9'5 x 9'1 (2.87m x 2.77m)

having polycarbonate roof, fan and light unit, upvc double glazed windows and French doors opening onto Garden.



KITCHEN

13'6 x 10'11 (4.11m x 3.33m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces, upstands and ceramic tiled splashbacks, inset sink with mixer tap, built in oven with cooker hood over, central heating radiator and two upvc double glazed windows to rear.



UTILITY ROOM

7 x 4'11 (2.13m x 1.50m)

having base unit, fly over work surface with space and plumbing beneath for washing machine and tumble dryer, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator and upvc double glazed door to side.



GUEST CLOAKROOM

7'11 x 3 (2.41m x 0.91m)

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



FIRST FLOOR LANDING

9'3 x 5'6 (2.82m x 1.68m)

having upvc double glazed window to side, central heating radiator, spindle balustrading and access to the roof space.



BEDROOM ONE

12 x 8'7 (3.66m x 2.62m)

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



BEDROOM TWO

10'2 x 9'4 (3.10m x 2.84m)

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



8'10 x 6'6 (2.69m x 1.98m)

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

SHOWER ROOM

7'2 x 5'7 (2.18m x 1.70m)

having fully tiled shower cubicle, low level w.c., vanity unit with wash hand basin, wood effect flooring, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE (15'11 x 8'4) with up and over door, side personal door, power and light. A pebbled foregarden. Pedestrian access to a fully enclosed rear garden with patio area, lawn, flower borders and well fenced boundaries.



OUTSIDE

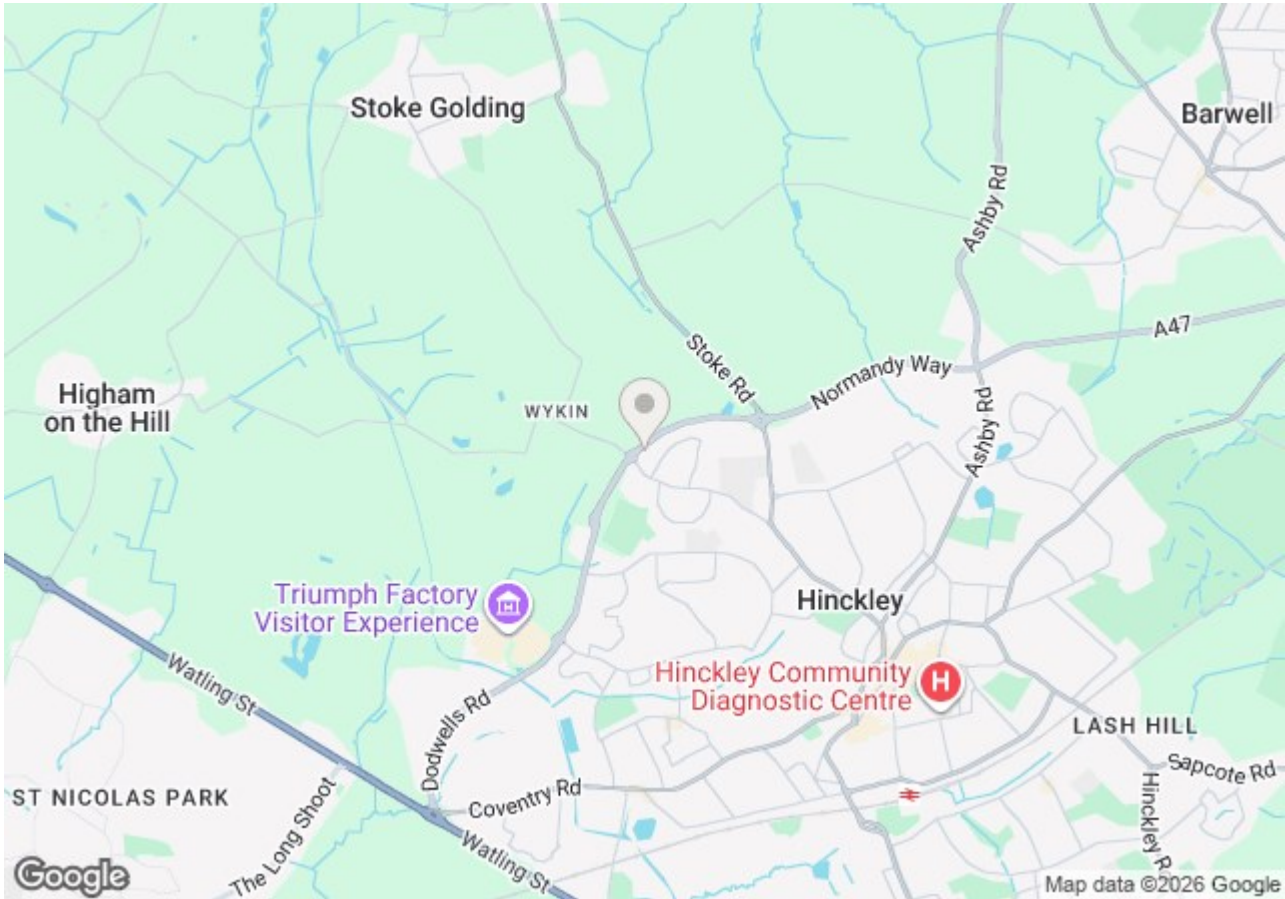
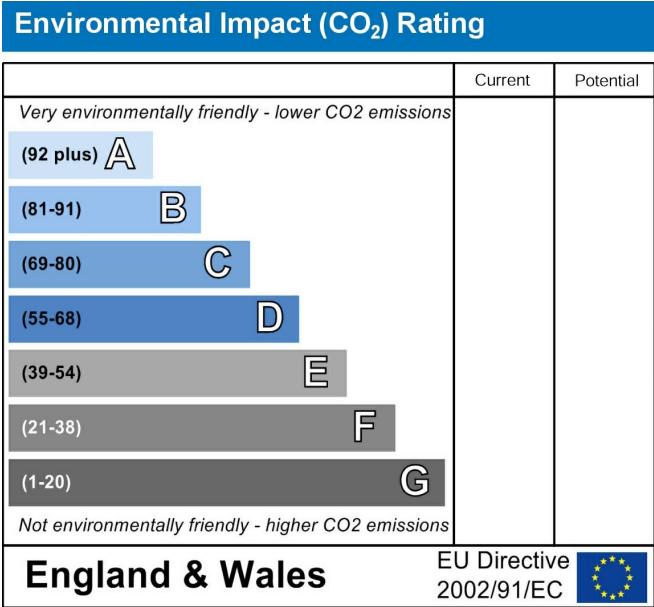
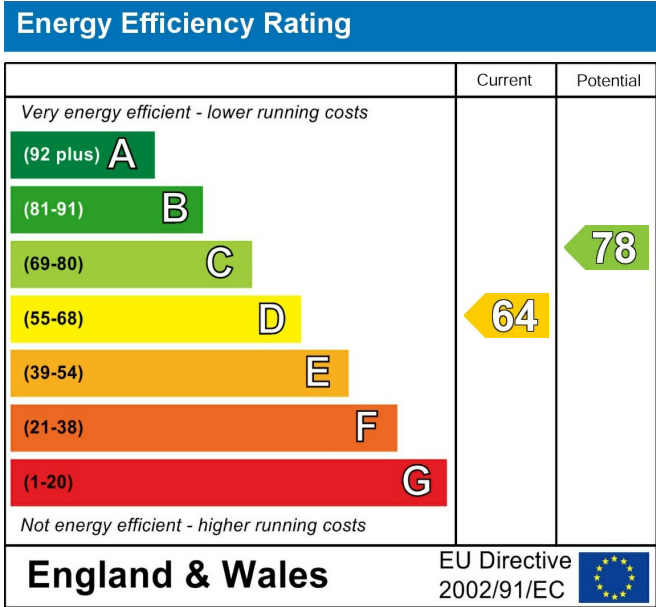


OUTSIDE



OUTSIDE

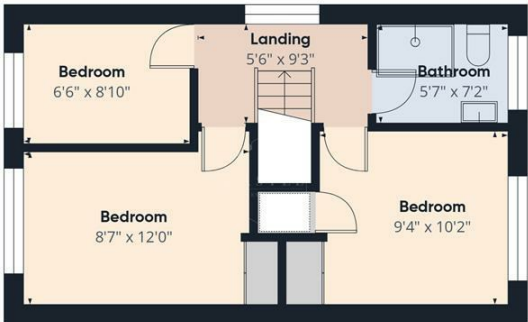




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	64	78	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
			



Floor



Floor

Approximate total area⁽¹⁾
1108 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
