CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH GOOD SIZED REAR GARDEN SITUATED IN A MOST POPULAR RESIDENTIAL LOCATION



92 CLIFTON WAY
HINCKLEY LE10 0UZ

Offers In The Region Of £250,000

- Entrance Hall
- Spacious Lounge/Dining Room
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Popular Residential Location
- Sitting/Family Room
- Well Fitted Breakfast Kitchen
- Family Bathroom
- Lawned Gardens Front & Rear
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
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www.castles-online.co.uk

This spacious and well appointed semi detached family residence enjoys many attractive features and viewing is highly recommended.

The accommodation boasts entrance hall, family/sitting room, spacious lounge/dining room and a good sized breakfast kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property has ample off road parking, lawned gardens front and rear.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

5'9 x 3 (1.75m x 0.91m)
Having upvc double glazed front door and side window with obscure glass, coved ceiling, wood effect flooring and built in storage cupboard. Staircase to First Floor Landing.

FAMILY/SITTING ROOM

13'5 x 8'2 (4.09m x 2.49m)
Having central heating radiator, wood effect flooring, coved ceiling and upvc double glazed window to front.



LOUNGE/DINING ROOM

14'3 x 12'6 (4.34m x 3.81m)

Having upvc double glazed window to front, feature marble fireplace with inset fire, tv aerial point, coved ceiling, two central heating radiators and upvc double glazed sliding doors opening onto Garden.







BREAKFAST KITCHEN

18'10 x 7'9 (5.74m x 2.36m)

Having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for oven with cooker hood over, space and plumbing for washing machine, space for fridge, central heating radiator, wood effect flooring, upvc double glazed window and sliding patio doors opening onto Garden.







FIRST FLOOR LANDING

Having upvc double glazed window to side, access to the roof space and spindle balustrading.



BEDROOM ONE

10'11 x 10'3 (3.33m x 3.12m)
Having central heating radiator, inset LED lighting, coved ceiling and upvc double glazed window to rear.





BEDROOM TWO

10'3 x 7'4 (3.12m x 2.24m)

Having central heating radiator, wood effect flooring and upvc double glazed window to front.



BEDROOM THREE

9'8 x 7'4 (2.95m x 2.24m)

Having central heating radiator, wood effect flooring and upvc double glazed window to front.



FAMILY BATHROOM

7'6 x 6'3 (2.29m x 1.91m)

Having corner bath with shower over, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, 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. A lawned foregarden with flower border. A fully enclosed rear garden with patio area, lawn, flower borders and well fenced boundaries.



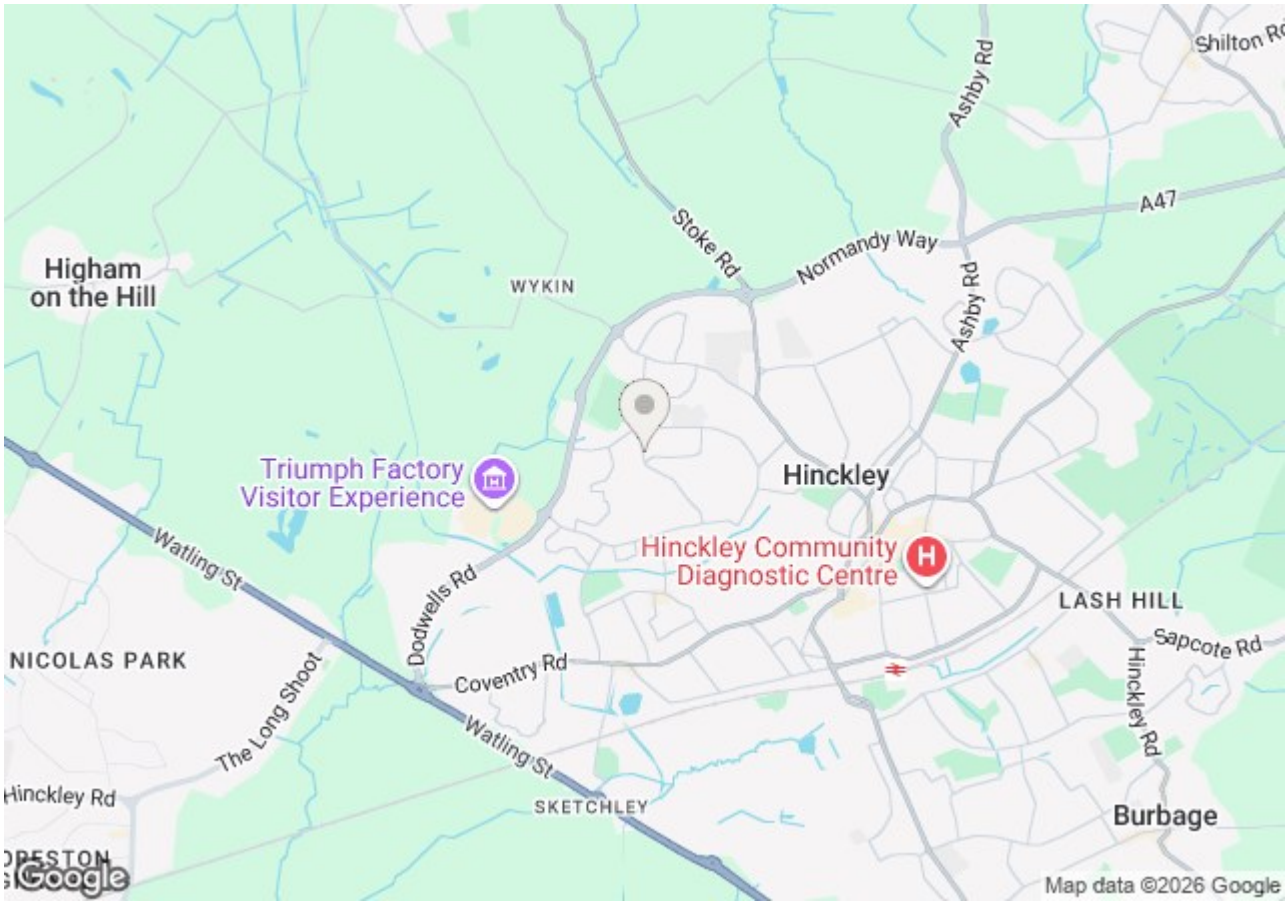


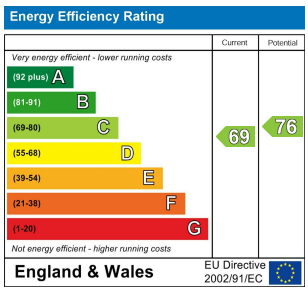
Energy Efficiency Rating

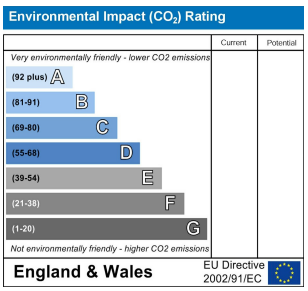
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

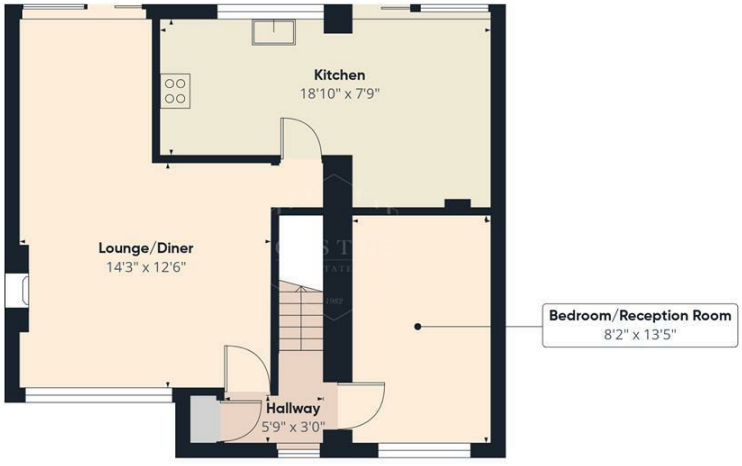
Environmental Impact (CO_2) Rating

	Current	Potential
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	EU Directive 2002/91/EC	













Approximate total area(1)

932 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.

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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