

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL APPOINTED THREE BEDROOMED DETACHED DORMER STYLE FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR LOCATION CLOSE TO TOWN CENTRE**



**42B LEICESTER ROAD  
HINCKLEY LE10 1LS**

**Offers In Excess Of £375,000**

- Impressive Entrance Hall
- Well Fitted Dining Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Private Well Tended Rear Garden
- Guest Cloakroom & Utility Room
- Attractive Lounge
- Two Further Double Bedrooms
- Ample Off Road Parking
- Popular Town Centre Location



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Nestled in the heart of Hinckley, this charming dormer style detached family residence must be viewed to fully appreciate its spacious and well appointed accommodation.

The bungalow boasts impressive entrance hall with guest cloakroom off, attractive lounge, well fitted dining kitchen, utility room and a master bedroom with ensuite. To the first floor there are two double bedrooms and a family bathroom. Outside the property has ample off road parking and a private lawned rear garden.

Situated in a popular town centre location, residents will benefit from a wealth of local amenities, including shops, restaurants, and recreational facilities, all within easy reach. Those needing to commute will find the A47, A5 and M69 junctions close by making travelling to further afield very good.

Do not miss the chance to view this delightful home in a sought-after area.

### **VIEWING**

By arrangement through the Agents.

### **DESCRIPTION**

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### **COUNCIL TAX BAND & TENURE**

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

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## ENTRANCE HALL

11'7" x 9'6" (3.55m x 2.91m )

having double glazed door and side windows with feature leaded lights, wood effect flooring, central heating radiator, mains wired smoke detector, double and single cupboards for storage. Staircase to First Floor Landing.



## GUEST CLOAKROOM

8'2" x 3'2" (2.49m x 0.97m )

having low level w.c., pedestal wash hand basin with chrome mixer tap, chrome heated towel rail and upvc double glazed window to side with obscure glass.



**INNER HALL**

9'1" x 7'11" (2.78m x 2.42m)

having wood effect flooring and central heating radiator.



## MASTER BEDROOM

13'0" x 11'4" (3.97m x 3.46m )

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



### ENSUITE SHOWER ROOM

9'1" x 6'9" (2.77m x 2.06m )

having double shower cubicle with mains fed shower over, low level w.c., vanity unit with wash hand basin, low level w.c., chrome heated towel rail, ceramic tiled flooring and upvc double glazed window to side with obscure glass.



### UTILITY ROOM

8'8"x 6'1" (2.65mx 1.86m )

having range of base units, fly over work surface with inset stainless steel sink and mixer tap, space and plumbing for washing machine, gas fired combination boiler for central heating and domestic hot water, upvc double glazed window to side and side door with obscure glass.

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## DINING KITCHEN

16'3" x 12'10" (4.97m x 3.92m)

having excellent range of midnight blue Shaker style units including base units, drawers and wall cupboards, contrasting roll top work surfaces and inset stainless steel sink with drainer and chrome mixer tap, integrated dishwasher, built in electric oven and four ring gas hob with cooker hood over, LED inset lighting, central heating radiator, ceramic tiled flooring, upvc double glazed window to side with obscure glass and large upvc double glazed window to rear.



CASTLE  
ESTATES

## DINING KITCHEN



## LOUNGE

13'2" x 12'10" (4.02m x 3.92m )

having feature fireplace with gas fire, tv aerial point, central heating radiator, upvc double glazed windows and double doors opening onto garden.



## FIRST FLOOR LANDING

having mains wired smoke detector, central heating radiator, double storage cupboard and upvc double glazed Velux window to side. `



## BEDROOM TWO

13'1" x 13'0" (3.99m x 3.97m )

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



### BEDROOM THREE

13'0" x 11'3" (3.97m x 3.43m )

having central heating radiator, tv aerial point, under eaves storage and upvc double glazed window to front.



## BATHROOM

9'2" x 6'5" (2.80m x 1.98m )

having low level w.c., wash hand basin with chrome mixer tap, panelled bath, corner shower cubicle wit mains fed shower over, central heating radiator, LED inset lighting, upvc double glazed velux window to side.



## BATHROOM



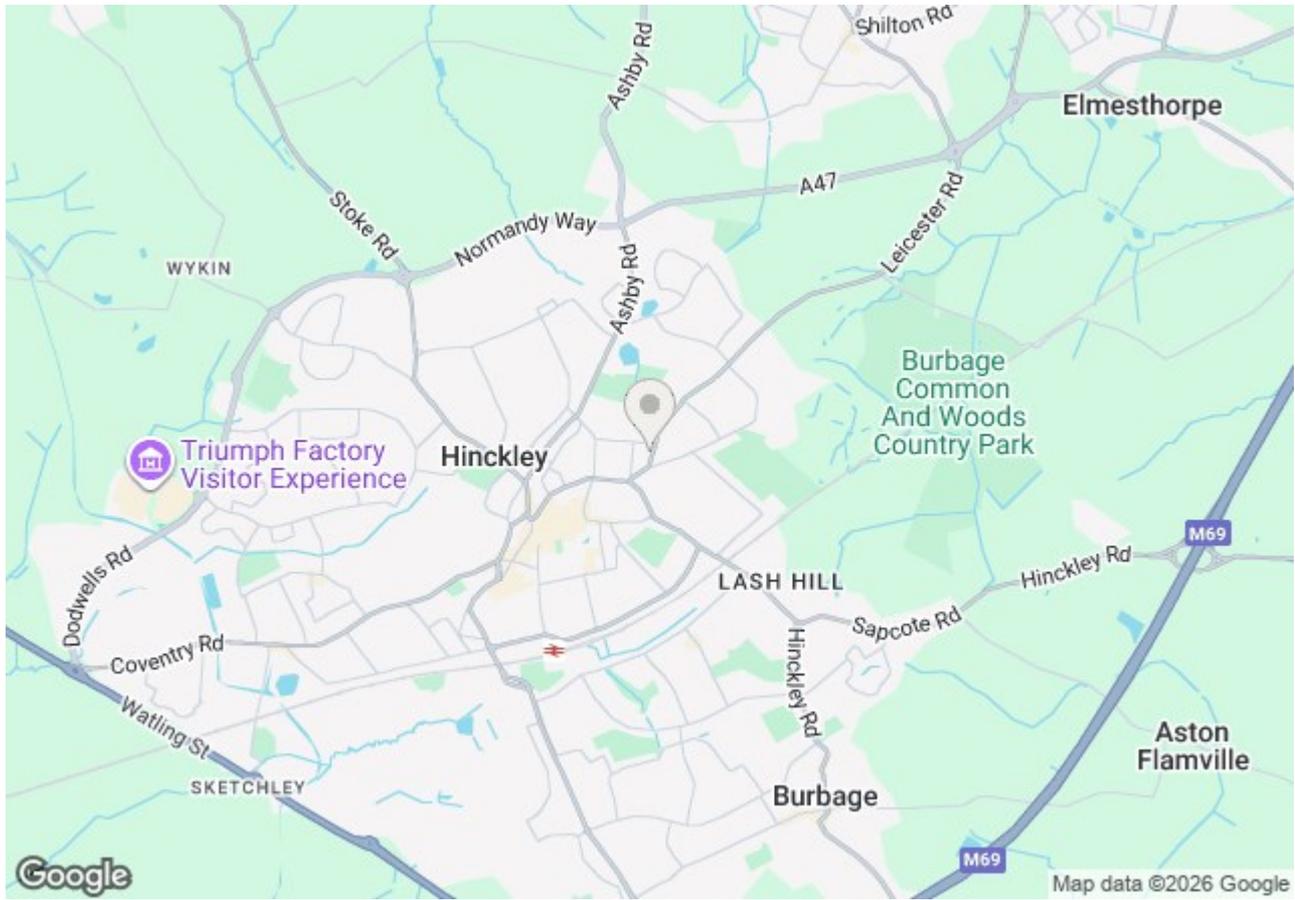
## OUTSIDE

There is direct vehicular access over a tarmac driveway with ample off road parking for numerous cars. Gated side pedestrian access to a fully enclosed rear garden with patio area, lawn, well maintained borders and fenced boundaries. Brick built garden store.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>76</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
124.17 m<sup>2</sup>  
Reduced headroom  
0.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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

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