

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED THREE STOREY SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**8 FIELDFARE ROAD  
HINCKLEY LE10 3FY**

**Offers In The Region Of £310,000**

- Entrance Hall
- Contemporary Fitted Dining Kitchen
- Two First Floor Good Sized Bedrooms
- Second Floor Master Bedroom With Ensuite
- Well Tended Landscaped Rear Garden
- Attractive Lounge To Front
- Utility Area & Guest Cloakroom
- Family Bathroom
- Ample Off Road Parking
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This beautifully presented semi detached family residence must be viewed to fully appreciate its wealth of quality fixtures and fittings.

The accommodation boasts entrance hall, attractive lounge to front, well fitted contemporary dining kitchen opening onto garden, utility area and guest cloakroom. To the first floor there are two good sized bedrooms and a family bathroom. On the second floor is the master bedroom with ensuite shower room. Outside the property has ample off road parking and well tended lawned rear garden.

It is situated in a popular and convenient location, close to local shops, schools and amenities. Those wishing to commute will find easy access to the A5, A47 and M69 junctions making travelling to further afield very good.

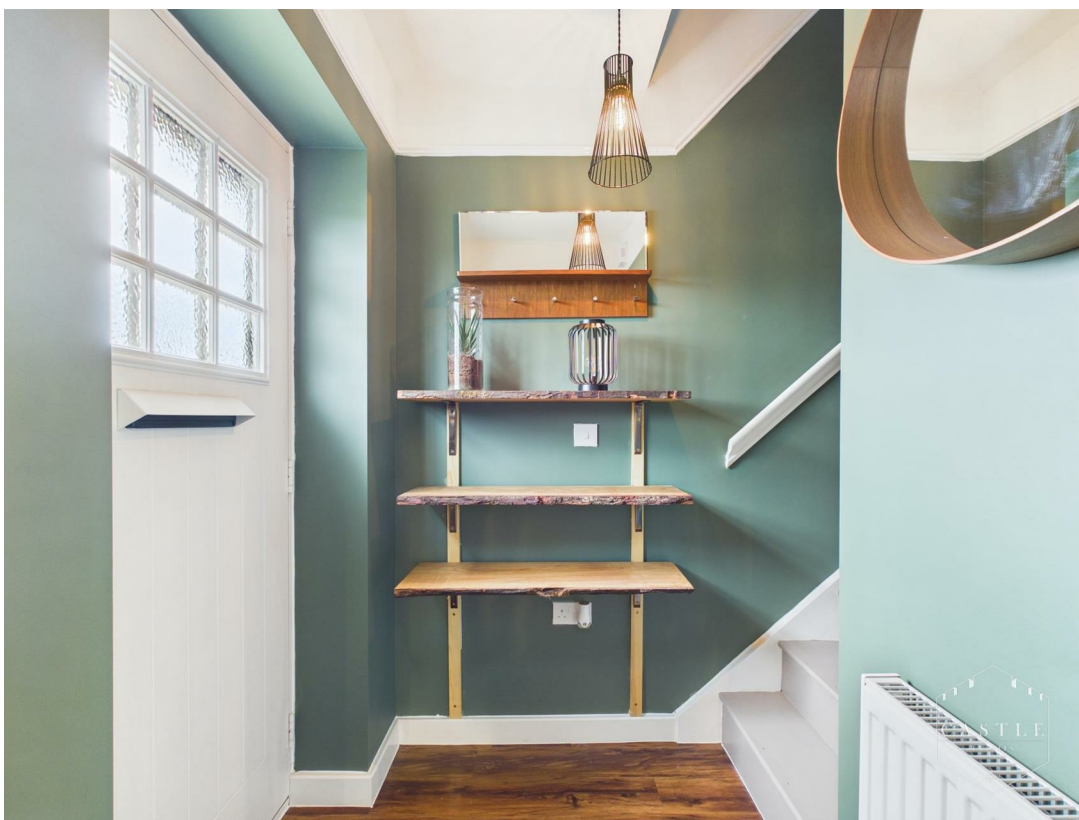
### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

5'4 x 3'9 (1.63m x 1.14m )

having composite front door with double glazed obscure windows, central heating radiator and wood effect flooring. Staircase to First Floor Landing.





## LOUNGE

14'5 x 10'11 (4.39m x 3.33m )

having upvc double glazed window to front, central heating radiator, wood effect flooring and useful under stairs storage.





## DINING KITCHEN

12'3 x 10'5 (3.73m x 3.18m )

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, butchers block work surfaces and upstand, inset sink with mixer tap and rinsertl bowl, built in oven, gas hob with splashback and cooker hood over, space for upright fridge freezer, central heating radiator, wood effect flooring and upvc double glazed French doors opening onto Garden. Square archway to Utility Area.





## UTILITY AREA

5'5 x 3'4 (1.65m x 1.02m)

having matching work surface and upstand with space and plumbing beneath for washing machine, base unit, wood effect flooring, wall mounted gas fired boiler for central heating and domestic hot water.



## GUEST CLOAKROOM

6'3 x 3'5 (1.91m x 1.04m)

having low level w.c., wash hand basin, central heating radiator and wood effect flooring.



## FIRST FLOOR LANDING

17'6 x 3'3 (5.33m x 0.99m )

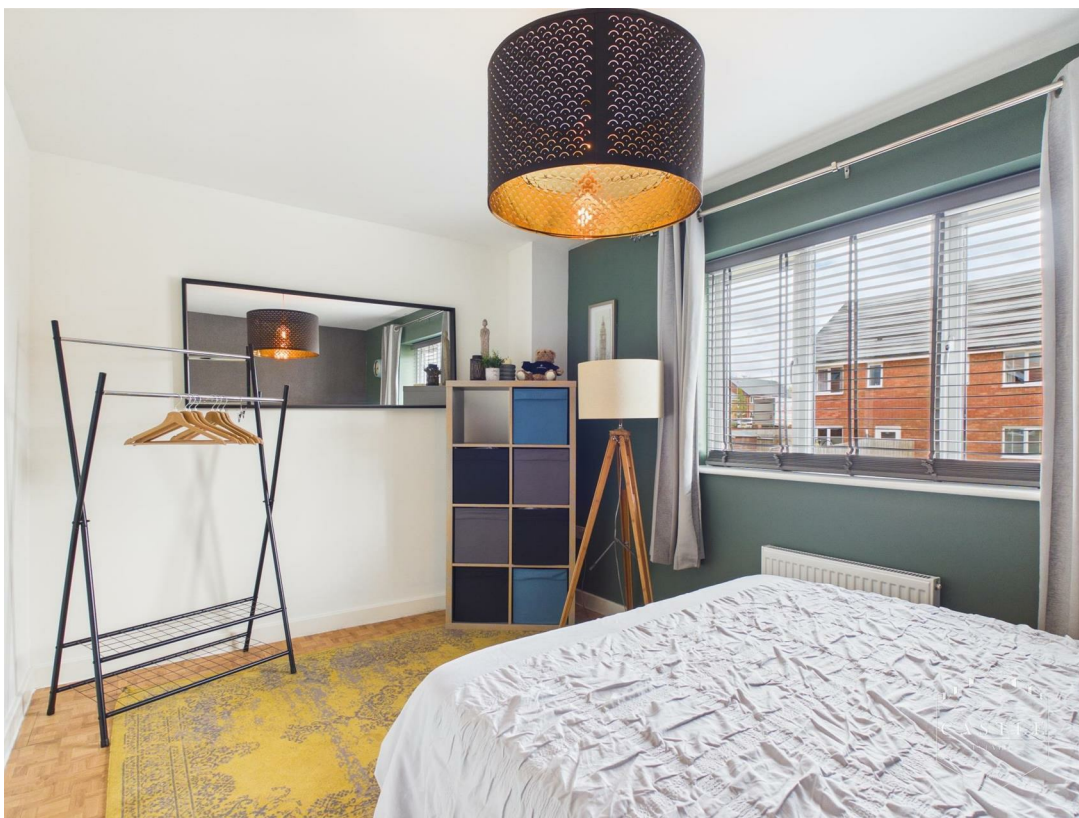
having spindle balustrading, central heating radiator, wood 'block' effect flooring and upvc double glazed window to Front. Staircase to Second Floor Landing.



## BEDROOM TWO

14'1 x 9'4 (4.29m x 2.84m )

having central heating radiator, wood 'block' effect flooring and upvc double glazed window to rear.



### BEDROOM THREE

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

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



**FAMILY BATHROOM**

7'3 x 6'1 (2.21m x 1.85m )

having panelled bath with glass screen, rain shower and handheld shower over, low level w.c., pedestal wash hand basin, white heated towel rail, shaver point, wood effect flooring and upvc double glazed window with obscure glass.



## SECOND FLOOR LANDING

5'9 x 3'2 (1.75m x 0.97m )  
leading to

## MASTER BEDROOM

24'11 x 10'7 (7.59m x 3.23m )  
having central heating radiator, tv aerial point, wood effect flooring and upvc double glazed window to front. Door to  
Ensuite Shower Room.





### ENSUITE SHOWER ROOM

7'9 x 6'8 (2.36m x 2.03m )

having fully tiled shower cubicle with rain shower and handheld shower over, low level w.c., pedestal wash hand basin, wood effect flooring, central heating radiator and double glazed Vellux roof light.





## OUTSIDE

There is direct vehicular to a tarmac driveway with standing for several cars. Pedestrian access to a fully enclosed rear garden with two decked areas for seating, lawn, flower borders with shrubs, well fenced boundaries and garden shed.









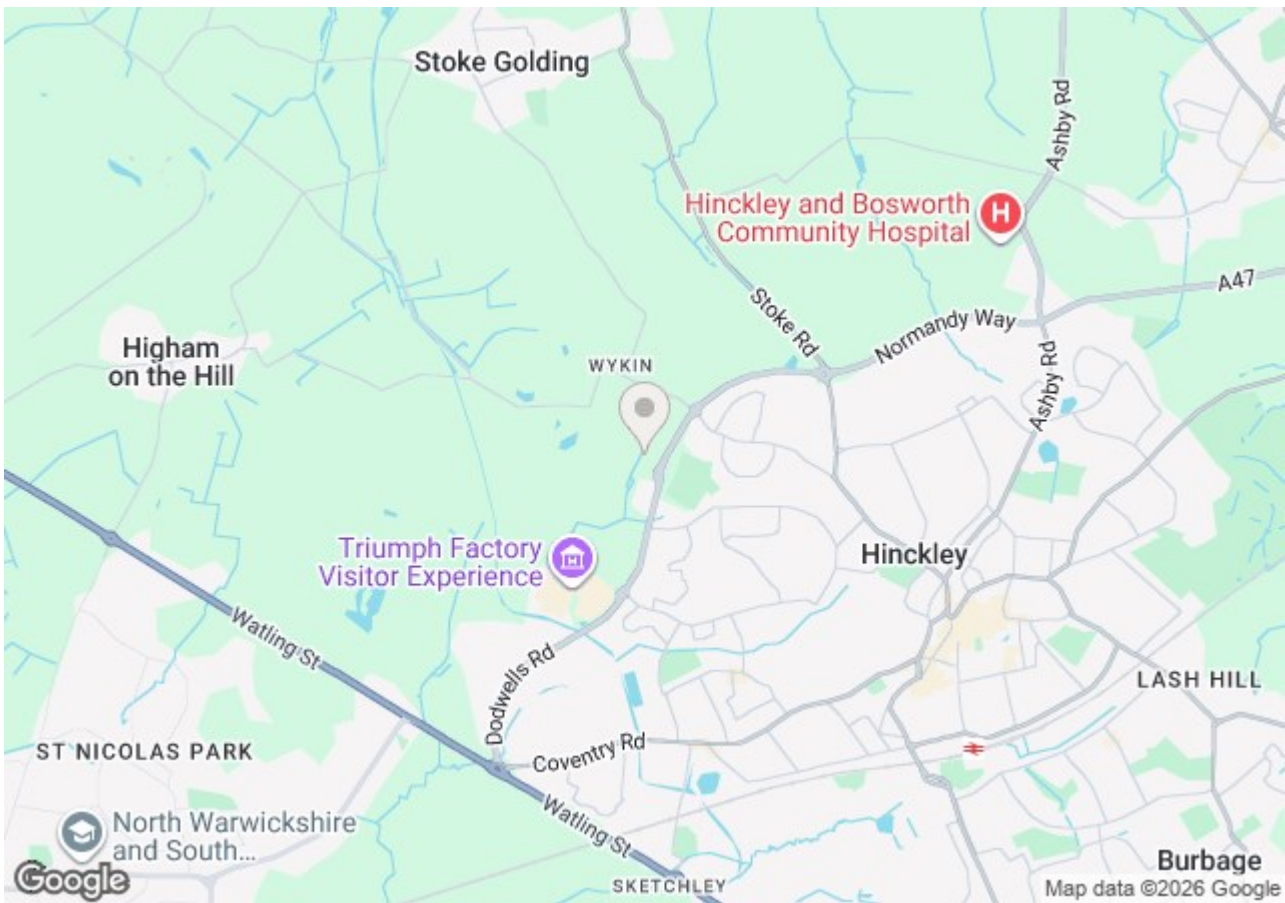


**Energy Efficiency Rating**

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92 plus) <b>A</b>                          |                         | <b>94</b>   |
| (81-91) <b>B</b>                            | <b>83</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>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |
| (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>   |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |



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Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
979 ft<sup>2</sup>  
Reduced headroom  
42 ft<sup>2</sup>

(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

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