

CASTLE ESTATES

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A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED CORNER PLOT SITUATED IN A QUIET CUL-DE-SAC LOCATION



**15 RAMSEY CLOSE
HINCKLEY LE10 0TD**
Guide Price £175,000

- Entrance Vestibule
- Newly Fitted Kitchen
- Family Bathroom
- Brick Built Garage
- Quiet Cul-De-Sac Location
- Spacious Lounge/Dining Room
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Easy To Maintained Gardens
- NO CHAIN



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rightmove

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley along Upper Bond Street and turn right at the traffic lights onto Hollycroft Road. Down past the park and take the second turn left into Westray Drive. To the T junction with Outlands Drive, turn left and first right into Farne Way. Ramsey Close is the first turn on the right.

DESCRIPTION

This spacious semi detached family residence stands on a good sized corner plot with ample off road parking, brick built garage and easy to maintain private gardens. Viewing is highly recommended.

The accommodation consists of an entrance porch, inner hall, spacious lounge/dining room, newly fitted kitchen, three good sized bedrooms and a white family bathroom.

It is situated in a popular residential location, convenient for the A47 Northern Perimeter Road to the A5/M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. Hinckley town centre is approximately one mile away with its shops, schools and amenities.

More specifically the gas fired centrally heated and upvc double glazed accommodation comprises:

ENTRANCE PORCH

having upvc double glazed front door and side windows. Georgian glazed inner door to Lounge/Dining Room.

INNER HALL

having storage area, central heating radiator and staircase to the first floor landing.

LOUNGE

17'4" x 14'5" (5.3m x 4.4m)

having upvc double glazed square bay window overlooking the front garden, two central heating radiators, feature brick fireplace, wall light points and tv aerial point.



DINING AREA

9'2" x 8'10" (2.8m x 2.7m)

having central heating radiator, wall light points and patio doors opening onto the rear garden. Georgian glazed door to Kitchen.



KITCHEN

12'5" x 7'10" (3.8m x 2.4m)

having a range of newly fitted units including base units, drawers and wall cupboards, matching work surfaces and inset stainless steel sink, built in stainless steel oven, hob with stainless steel splashback and cooker hood over, space and plumbing washing machine, integrated fridge freezer, gas fired boiler for central heating and domestic hot water, upvc double glazed door to the rear garden.



KITCHEN



FIRST FLOOR LANDING

8'2" x 5'6" (2.5m x 1.7m)
having wooden panelling.

BEDROOM ONE

12'1" x 11'1" (3.7m x 3.4m)
having fitted double wardrobe with cupboard over and central heating radiator.



BEDROOM TWO

11'1" x 9'10" (3.4m x 3m)
having central heating radiator.



BEDROOM THREE

7'10" x 6'10" (2.4m x 2.1m)
having central heating radiator.



BATHROOM

6'6",3'3" x 5'6" (2,1m x 1.7m)

having white suite including panelled bath with mixer tap and shower head over, low level w.c., wash hand basin, fitted vanity cabinet, cream ladder style heated towel rail, fully tiled walls and laminated flooring.



OUTSIDE

There is direct vehicular access over a large gravel driveway with standing for several cars leading to a BRICK BUILT GARAGE. Lawned foregarden. A fully enclosed rear garden with hand landscaping, lawned and decked area, fenced boundaries, mature trees and shrubs, and cold water tap.



OUTSIDE

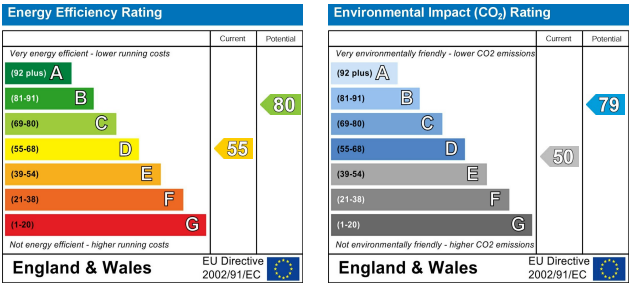


Energy Efficiency Rating

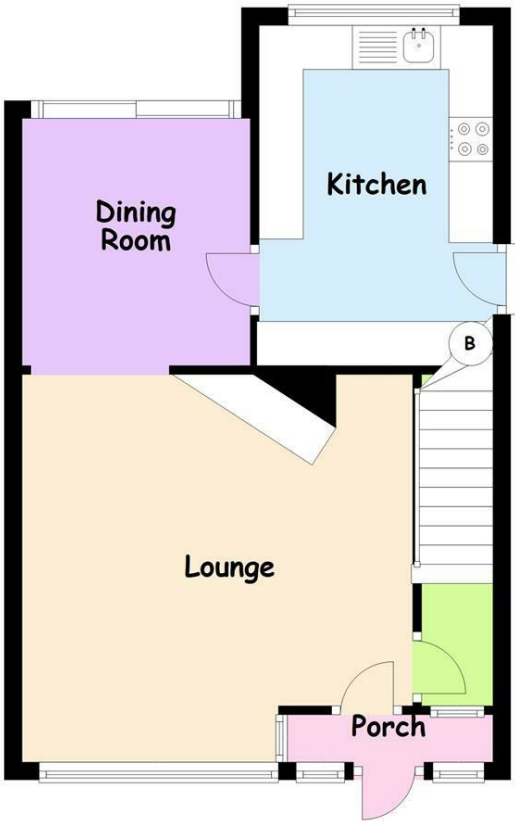
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

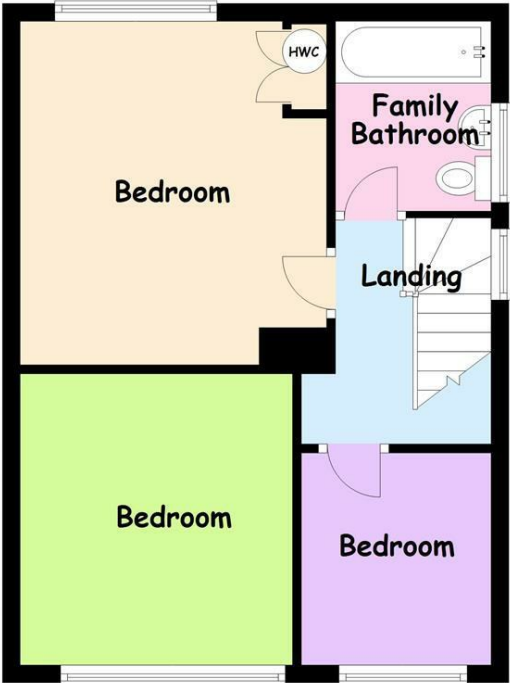
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Total area: approx. 80.7 sq. metres (868.1 sq. feet)

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 12.00 pm
