

CASTLE ESTATES

1982

A WELL APPOINTED TWO BEDROOMED END TERRACE PROPERTY STANDING ON A SUPERB PLOT WITH LARGE PRIVATE REAR GARDEN SITUATED IN A CONVENIENT RESIDENTIAL LOCATION



**192 HINCKLEY ROAD
EARL SHILTON LE9 7LE**

Offers Over £190,000

- Lounge To Front
- Well Fitted Kitchen
- Two Double Bedrooms
- Off Road Parking
- Convenient Residential Location
- Separate Dining Room
- Rear Lobby
- Contemporary Fitted Bathroom
- Large Private Lawned Rear Garden
- NO CHAIN - VIEWING ESSENTIAL



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**** LARGE PLOT **** This well appointed end terrace property stands on a superb plot with a large private rear garden. Viewing is essential.

The accommodation enjoys lounge to front, separate dining room, well fitted kitchen and a rear lobby. On the first floor there are two double bedrooms and a spacious family bathroom.

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

COUNCIL TAX BAND & TENURE

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

LOUNGE

14'5 x 11'9 (4.39m x 3.58m)

having composite front door with double glazed obscure window, central heating radiator, tv aerial point and upvc double glazed bay window to front.

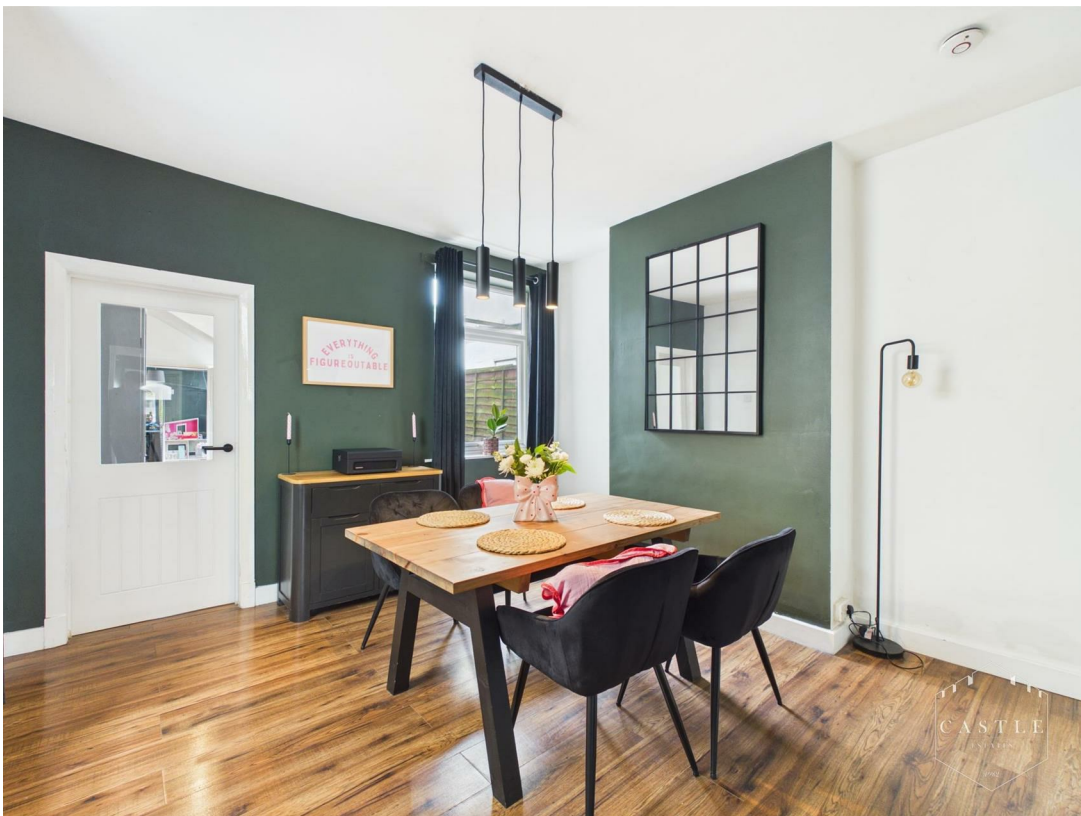




DINING ROOM

12'6 x 11'10 (3.81m x 3.61m)

having central heating radiator, wood effect flooring, upvc double glazed windows to side and rear. Door leading to staircase and First Floor Landing.





KITCHEN

16'10 x 8'9 (5.13m x 2.67m)

having range of fitted units including base units, drawers and wall cupboards, inset sink with mixer tap, ceramic tiled splashbacks, built in oven, gas hob with extractor fan over, space for fridge freezer, wood effect flooring, upvc double glazed window to side and upvc double glazed square bay to side.



REAR LOBBY

7'9 x 6'1 (2.36m x 1.85m)

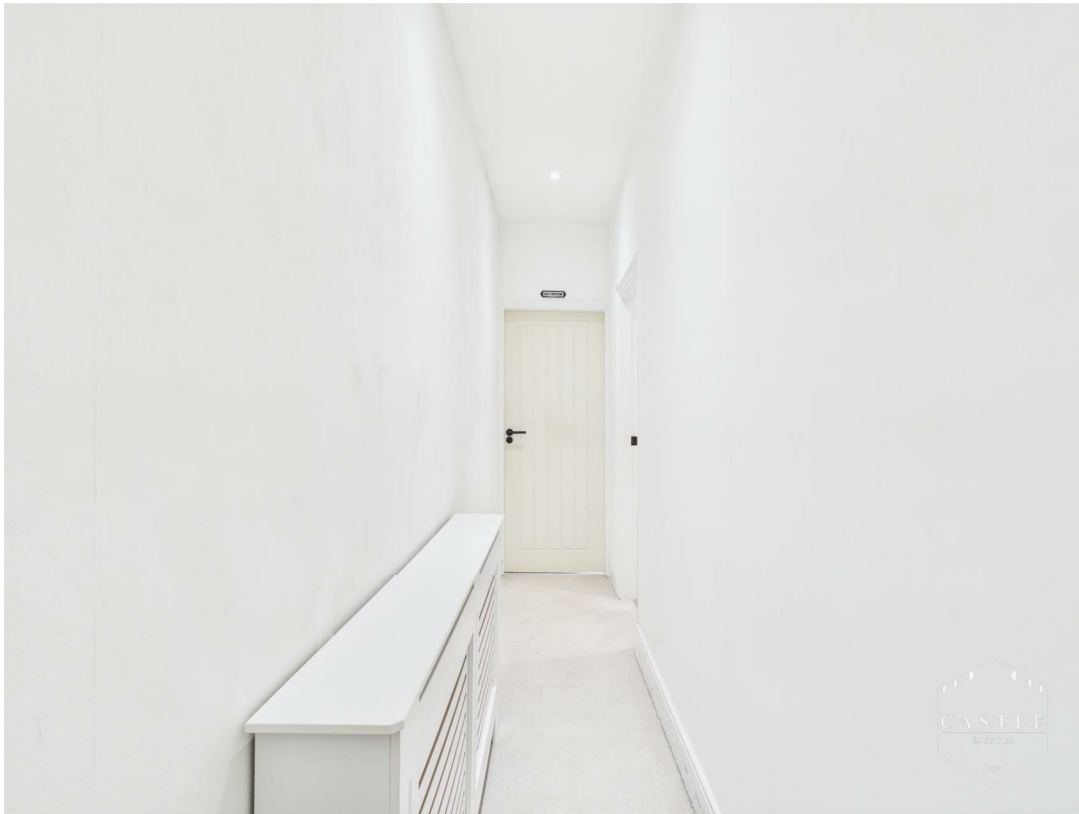
having space and plumbing for washing machine, wood effect flooring, built in storage cupboard, upvc double glazed windows to side and rear. Upvc double glazed door to Garden.



FIRST FLOOR LANDING

15'5 x 2'9 (4.70m x 0.84m)

having inset LED lighting, central heating radiator and access to roof space.



BEDROOM ONE

11'11" x 11'2" (3.63m x 3.40m)

having central heating radiator, coved ceiling, wood effect flooring, built in storage and upvc double glazed window to front.



BEDROOM TWO

12'3 x 8'10 (3.73m x 2.69m)

having central heating radiator, wood effect flooring, tv aerial point and upvc double glazed window to rear.



FAMILY BATHROOM

13'1 x 6'5 (3.99m x 1.96m)

having bath, separate shower cubicle with rain shower over and handheld, low level w.c., vanity unit with 'his and her' wash hand basins, chrome heated towel rail, ceramic tiled splashbacks, built in storage cupboard and upvc double glazed window to rear.




OUTSIDE

There is direct vehicular access over a block paved driveway with standing for a car. Pedestrian access to a large private lawned rear garden with mature trees, shrubs and flower borders, well fenced boundaries and garden shed.






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	48	
(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		
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(81-91) B		
(69-80) C		
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(21-38) F		
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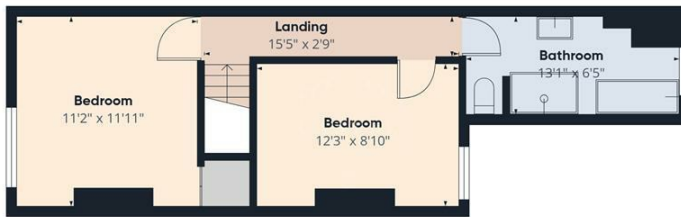


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Floor 0



Floor 1



Approximate total area⁽¹⁾
888 ft²
Reduced headroom
5 ft²

(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
