

CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOMED DETACHED BUNGALOW WITH GARAGE
IN QUIET LOCATION. UNFURNISHED. AVAILABLE IMMEDIATELY**



**5 OSBASTON CLOSE
HINCKLEY LE10 1TN**

£1,100 PCM

- Garage and Driveway
- Spacious Living Room
- Immediately Available
- Modern Bathroom
- Recently Refurbished
- Council Tax Band C



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A well presented two bedroomed detached bungalow with garage in quiet location. Unfurnished.

Entrance Hall

having a Upvc double glazed front door, single central heating radiator and door leading to the;



Kitchen

8'11" x 7'0" (2.72 x 2.13)

having a good range of modern recently refitted wall and base units, single drainer sink with mixer taps and tiled splashbacks, integrated electric oven and four ring ceramic electric hob with extractor hood over, cupboard housing the gas boiler, space and plumbing for an automatic washing machine, space for a fridge and a double central heating radiator.



Lounge

10'2" x 16'7" (3.10 x 5.05)

having a single central heating radiator, telephone point, tv aerial point, Upvc double glazed bow window overlooking the front, feature fireplace with a wooden surround, marble effect marble hearth and electric fire, plaster coved ceiling and door into the;



Inner hallway

having access to the loft and door leading to the;

Bathroom

having a brand new white suite comprising of low level w.c; pedestal wash hand basin, panelled bath with electric shower over, single central heating radiator, tiled splashbacks, inset ceiling spotlights, airing cupboard housing the hot water cylinder and Upvc double glazed window.



Bedroom one

9'5" x 10'2" (2.87 x 3.10)

having a single central heating radiator, plaster coved ceiling and Upvc double glazed window overlooking the rear.



Bedroom two

7'2" x 13'1" (2.18 x 3.99)

having single central heating radiator, tv aerial point and Upvc double glazed sliding patio doors opening onto the rear garden.

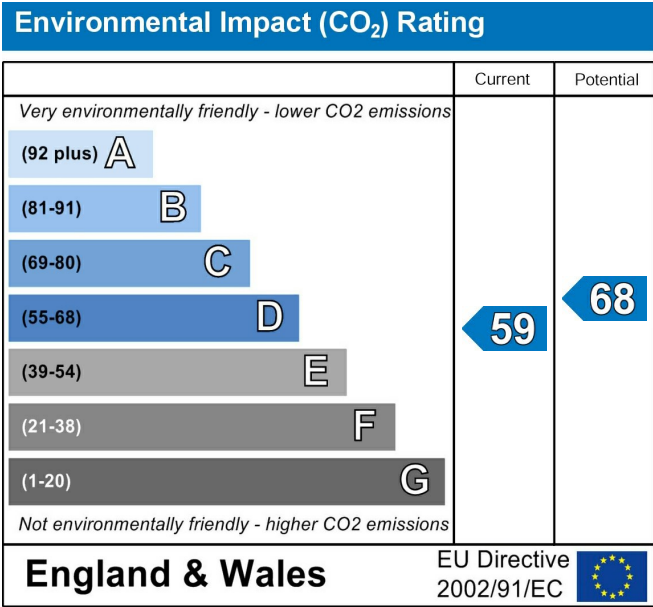
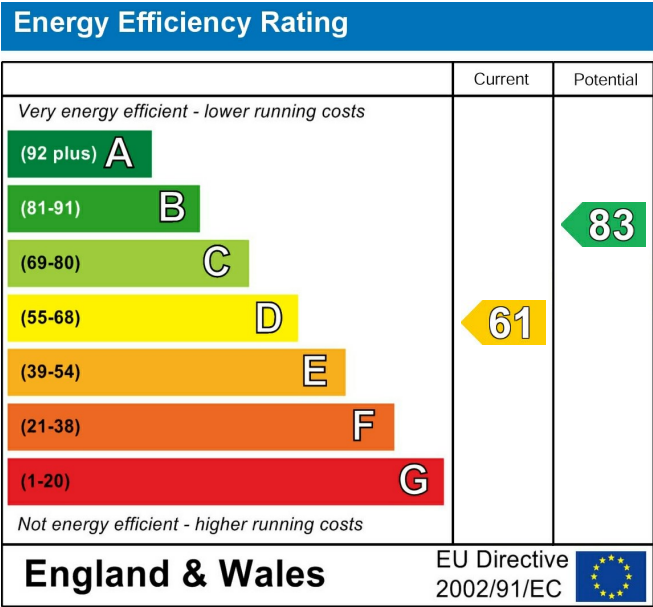


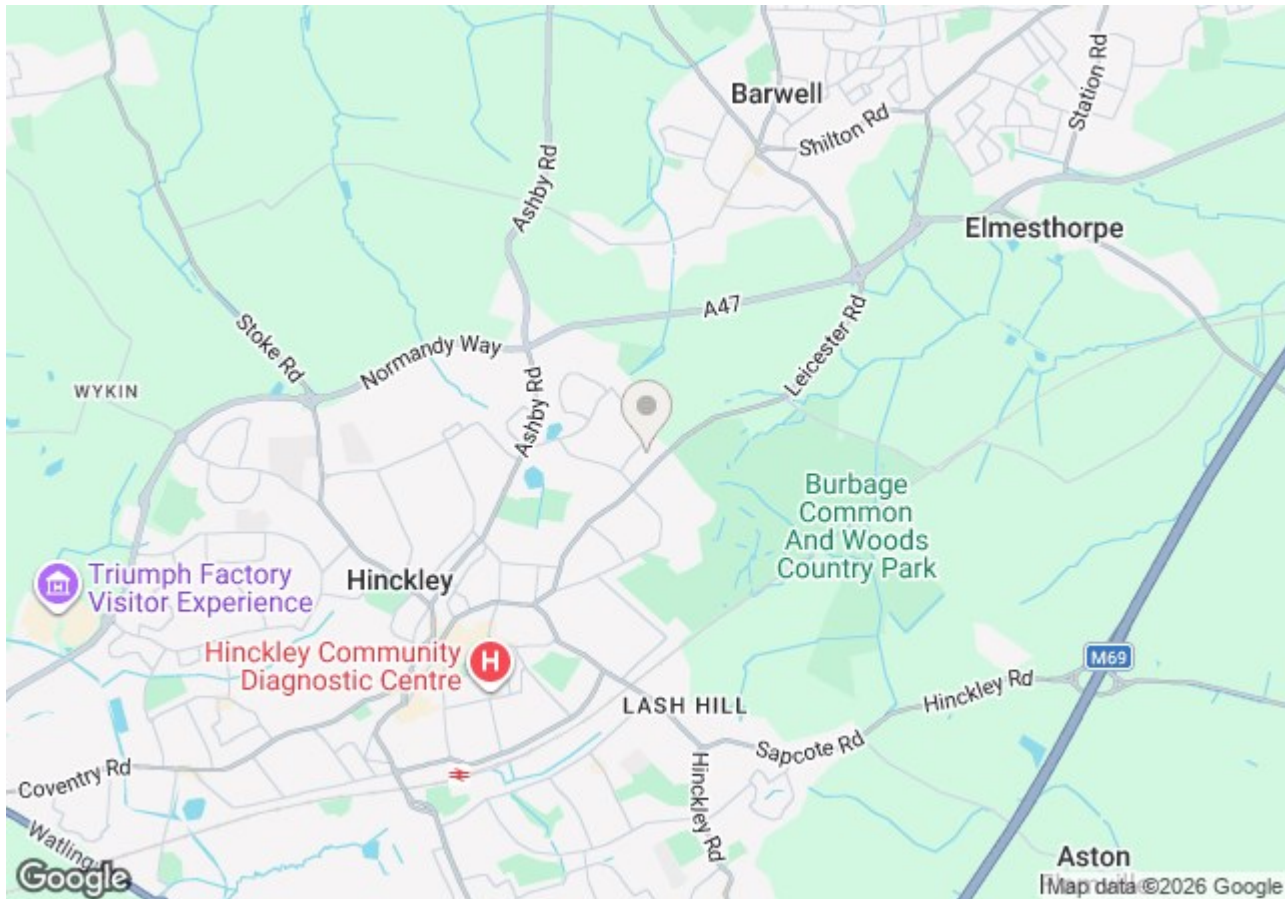
Outside

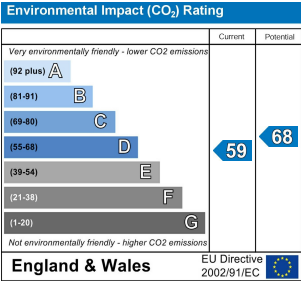
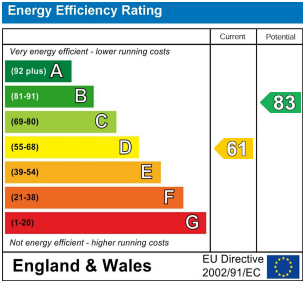
To the front there is off road parking for two cars and a lawned front garden. To the rear there is a single garage with pedestrian access to the lawned rear garden with flower and shrub borders, fenced boundaries and a slabbed patio area. There is also outside power and a cold water tap.



EPC Graphs







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
