CASTLE ESTATES

1982

A SPACIOUS FULL OF CHARACTER FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A SIZEABLE MATURE PLOT SITUATED IN A MOST SOUGHT AFTER HINCKLEY TOWN CENTRE LOCATION



15 THORNFIELD WAY
HINCKLEY LE10 1BE

Offers In The Region Of £390,000

- Entrance Vestibule & Hall
- Attractive Sun Room
- Four Good Sized Bedrooms
- Ample Parking & Garage
- Sought After Town Centre Location
- Two Full Of Character Reception Rooms
- Spacious Dining Kitchen
- Family Bathroom
- Large Private Gardens
- NO CHAIN - VIEWING ESSENTIAL

CASTLE ESTATES 1982

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info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

Thornfield Way, Hinckley, this delightful semi-detached house is a true gem, brimming with character and warmth. Offering a spacious layout, the property features two inviting reception rooms, perfect for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample space for families or those seeking extra room for guests or a home office.

The bathroom is conveniently located, ensuring practicality for everyday living. One of the standout features of this home is the superb private garden, providing a tranquil outdoor space to unwind, enjoy gardening, or host summer gatherings.

Situated in a sought-after town centre location, this property benefits from easy access to local amenities, shops, and transport links, making it an ideal choice for those who appreciate convenience and community.

With no chain involved, this home is ready for you to move in and make it your own. Viewing is essential to fully appreciate the charm and potential this property has to offer. Don’t miss the opportunity to secure a wonderful home in a desirable area.

COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

4'8 x 4 (1.42m x 1.22m)
having feature original side door, leaded light windows and beams. Door opening onto Lounge.





LOUNGE

16'11 x 12'11 (5.16m x 3.94m)

having upvc double glazed bay window to front, brick fireplace with open fire facility, two wooden seats either side and strip wood floor, beamed ceiling, picture rail and central heating radiator. Feature wood 'dog leg' staircase to First Floor Landing with useful storage cupboard beneath.









INNER HALL

9'2 x 5'2 (2.79m x 1.57m)
having central heating radiator and wooden door opening onto side garden.



GUEST CLOAKROOM/UTILITY ROOM

9'2 x 4'10 (2.79m x 1.47m)

having low level w.c., fly over work surface, wall cupboards and wooden window with obscure glass to side.



SITTING ROOM

15'10 x 12'11 (4.83m x 3.94m)

having feature marble fireplace with open fire facility, coved ceiling, ceiling rose, tv aerial point and central heating radiator. Full length wooden windows and door opening onto Sun Room.







SUN ROOM

12'2 x 7'8 (3.71m x 2.34m)

having tiled flooring, sky light, upvc double glazed windows overlooking garden and door opening onto garden.





KITCHEN

20'3 x 9'5 (6.17m x 2.87m)

having excellent range of fitted base units, drawers and wall cupboards, contrasting work surfaces and splashbacks, inset sink with mixer tap and rinser bowl, built in oven, gas hob with cooker hood over, integrated fridge freezer, beamed ceiling, central heating radiator, bay window to side and French doors opening onto garden.







FIRST FLOOR LANDING

12'3 x 9'6 (3.73m x 2.90m)
having balustrading, access to the roof space and central heating radiator.





BEDROOM ONE

15'11 x 12'1 (4.85m x 3.68m)

having range of fitted wardrobes, feature fireplace with inset fire, central heating radiator, coved ceiling and upvc double glazed window to rear.







BEDROOM TWO

11'1 x 10'3 (3.38m x 3.12m)
having range of fitted wardrobes, vanity unit with wash hand basin, central heating radiator and upvc double glazed bay window to front.





BEDROOM THREE

13'1 x 9'3 (3.99m x 2.82m)
having fitted cupboard, vanity unit with wash hand basin, central heating radiator and upvc double glazed window to rear.





BEDROOM FOUR

9'3 x 8'4 (2.82m x 2.54m)
having central heating radiator and upvc double glazed window to front.



FAMILY BATHROOM

9'6 x 5'7 (2.90m x 1.70m)

having panelled bath, low level w.c., pedestal wash hand basin, bidet, central heating radiator, ceramic tiled splashbacks and upvc double glazed window to side.



OUTSIDE

There is shared access to ample private parking leading to GARAGE (17' X 9') having up and over door. Superb private gardens to front and rear with an array of mature shrubs, trees and flowers, veranda area, lawns, seating areas and well fenced boundaries.





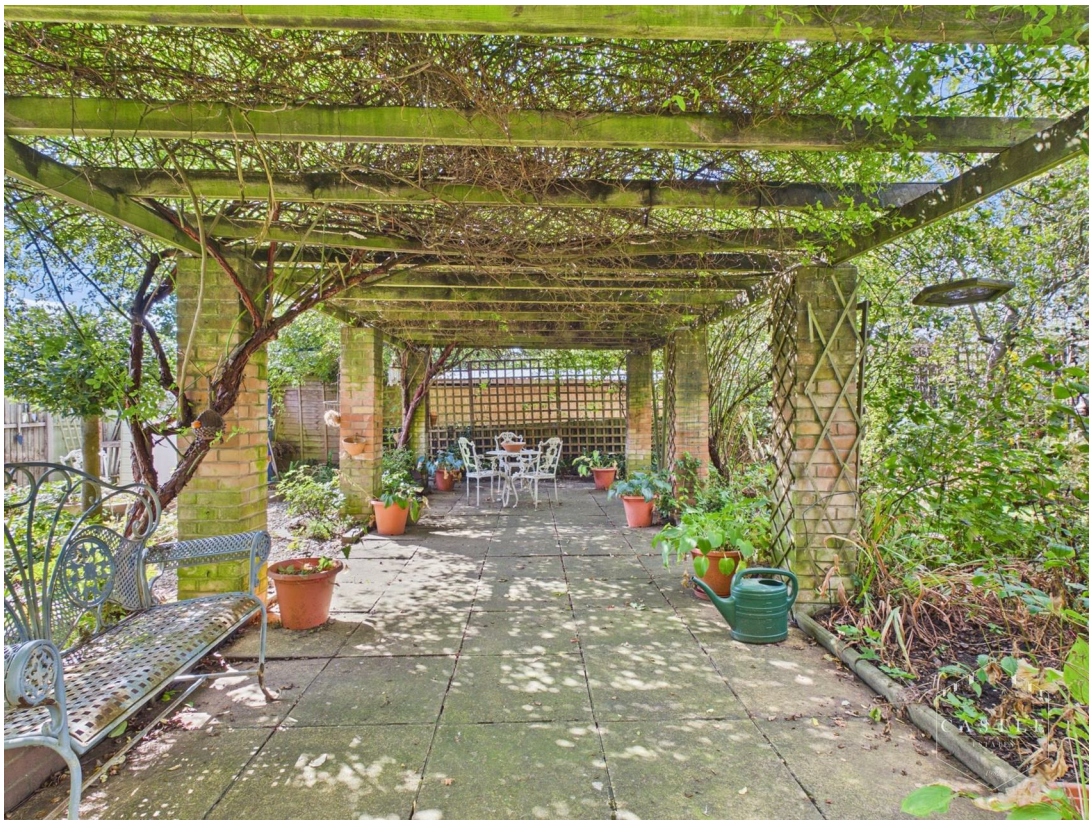










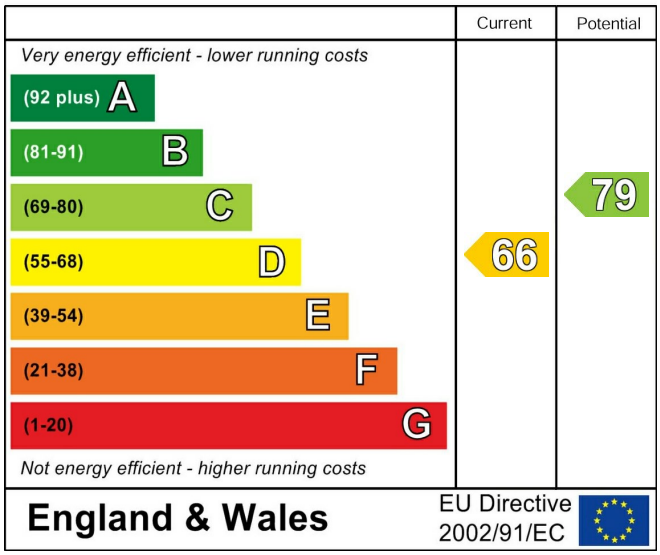




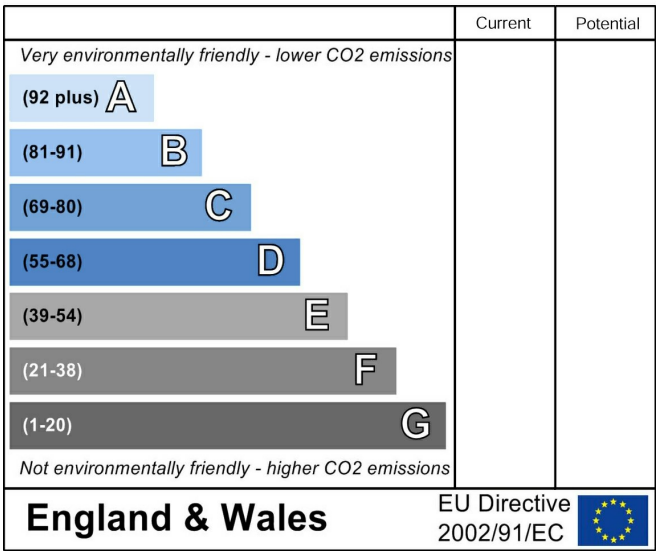




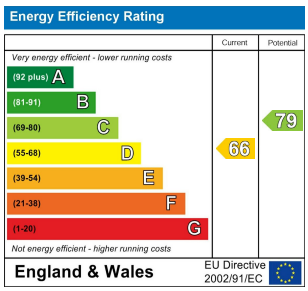
Energy Efficiency Rating

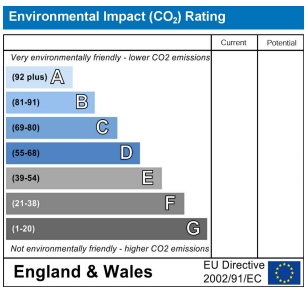


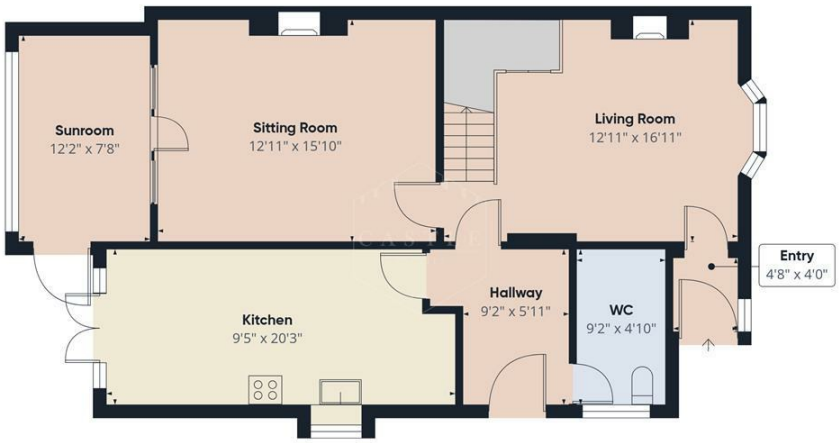
Environmental Impact (CO_2) Rating



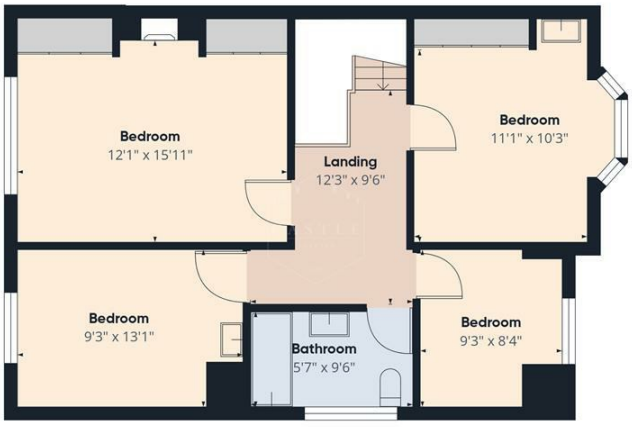

A47
Stoke Rd
Normandy Way
Ashby Rd
Leicester Rd
WYKIN
Burbage
Common
And Woods
Country Park
Triumph Factory
Visitor Experience
Hinckley
Hinckley Community
Diagnostic Centre
M69
Dodwells Rd
LASH HILL
Hinckley Rd
Sapcote Rd
Coventry Rd
Hinckley Rd
Watling St
Aston
Flamville
SKETCHLEY
Burbage
Rugby Rd
M69
Watling St
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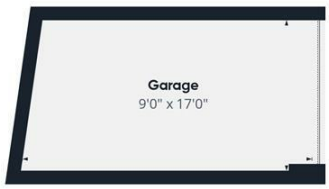




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1658 ft²

(1) Excluding balconies and terraces

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