CASTLE ESTATES

1982

A WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



81 HOLYWELL FIELDS
HINCKLEY LE10 1EG

Price £335,000

- Entrance Hall
- Well Fitted Dining Kitchen
- Guest Cloakroom
- Three Further Bedrooms
- Ample Off Road Parking & Garage
- Lounge To Front
- Useful Utility Room
- Master Bedroom With Ensuite
- Family Bathroom
- Landscaped Rear Garden

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112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

This well presented detached family residence enjoys many attractive features and viewing is highly recommended.

The accommodation boasts an entrance hall, well proportioned lounge, well fitted dining kitchen, useful utility room and guest cloakroom. To the first floor there is a master bedroom with ensuite, three further bedrooms and a modern family bathroom. Outside the property has ample off road parking and garage. The gardens are easy to maintain and nicely landscaped.

VIEWING

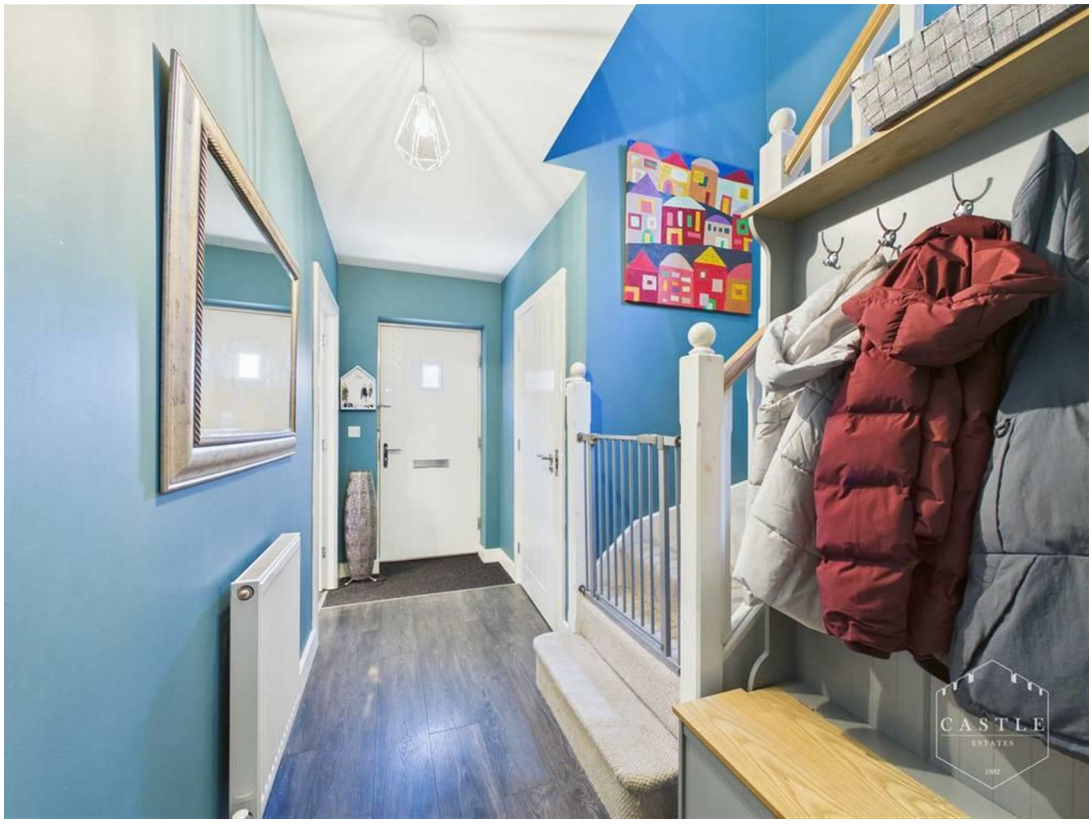
By arrangement through the Agents.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

14'5" x 4'3" (4.41m x 1.31m)
having composite double glazed front door, grey laminate flooring, built in under stair storage cupboard.





LOUNGE

16'11" x 11'3" (5.17m x 3.45m)
having upvc double glazed square bay window to front, central heating radiator and tv aerial point.





DINING KITCHEN

19'7" x 13'11" (5.98m x 4.25m)

having an attractive range of fitted units including ample base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap and drainer, built in double gas oven, 4 ring electric hob with splashback and cooker hood over, integrated fridge freezer, space and plumbing for dishwasher, inset ceiling lighting, central heating radiator, UPVC double glazed window and French doors opening onto the rear garden patio area.





UTILITY ROOM

5'10" x 4'3" (1.78m x 1.31m)
having space and plumbing for washing machine and tumble dryer, combi boiler and UPVC door to side access.

GUEST CLOAKROOM

5'8" x 3'5" (1.73m x 1.06m)
having low level WC and wash hand basin.



FIRST FLOOR LANDING

8'6" x 3'9" (2.61m x 1.16m)
Having a good sized built in storage cupboard.



MASTER BEDROOM

10'8" x 8'10" (3.27m x 2.70m)

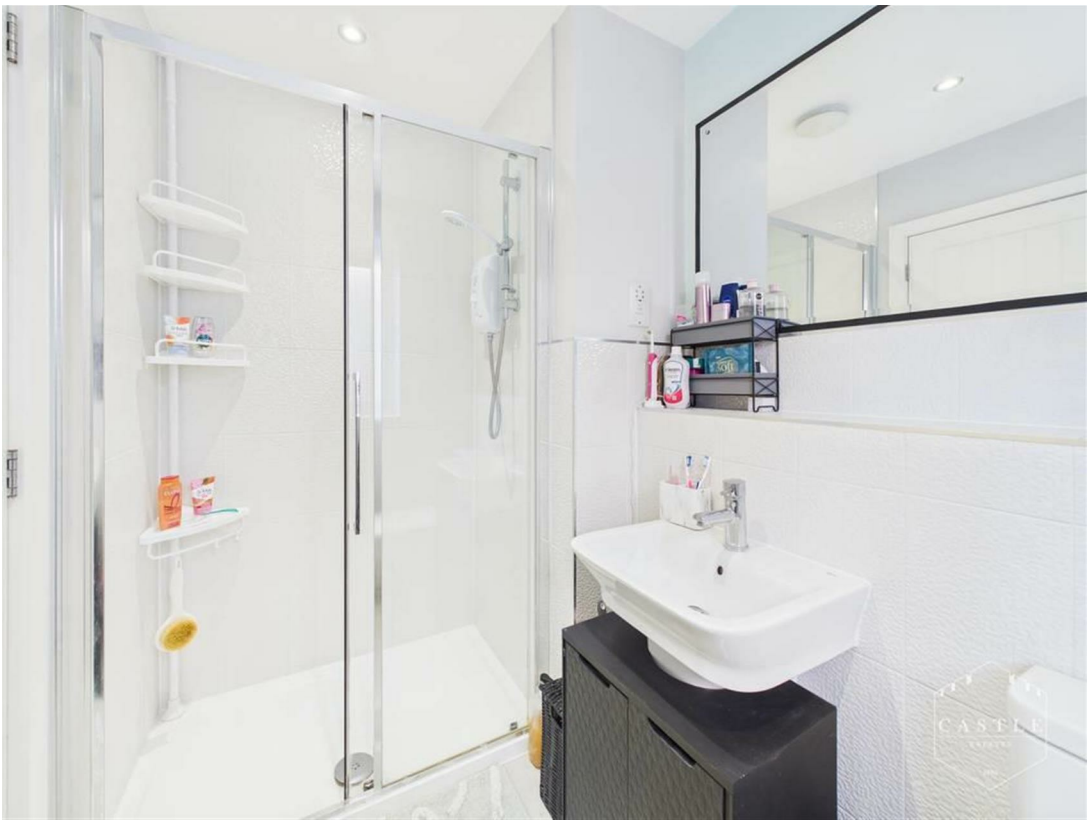
having central heating radiator, built in double mirror fronted wardrobes and upvc double glazed window to front.





ENSUITE SHOWER ROOM

4'5" x 4'6" (1.36m x 1.38m)
having double shower cubicle, low level w.c., wash hand basin, central heating radiator and upvc double glazed window to side.



BEDROOM TWO

12'8" x 8'5" (3.88m x 2.59m)
having central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

10'8" x 6'7" (3.26m x 2.03m)
having central heating radiator and upvc double glazed window to rear.



BEDROOM FOUR

8'2" x 7'4" (2.49m x 2.25m)
having central heating radiator and upvc double glazed window to front.



BATHROOM

7'1" 5'7" (2.16m 1.71m)

having modern suite including panelled bath with shower over and glass screen, wash hand basin, low level w.c., ceramic tiled splashbacks and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a block paved driveway leading to GARAGE (6.02m x 2.87m) with up and over door, roof storage, power and light. Pedestrian access to a fully enclosed, hard landscaped garden with decked seating area and well fenced boundaries.






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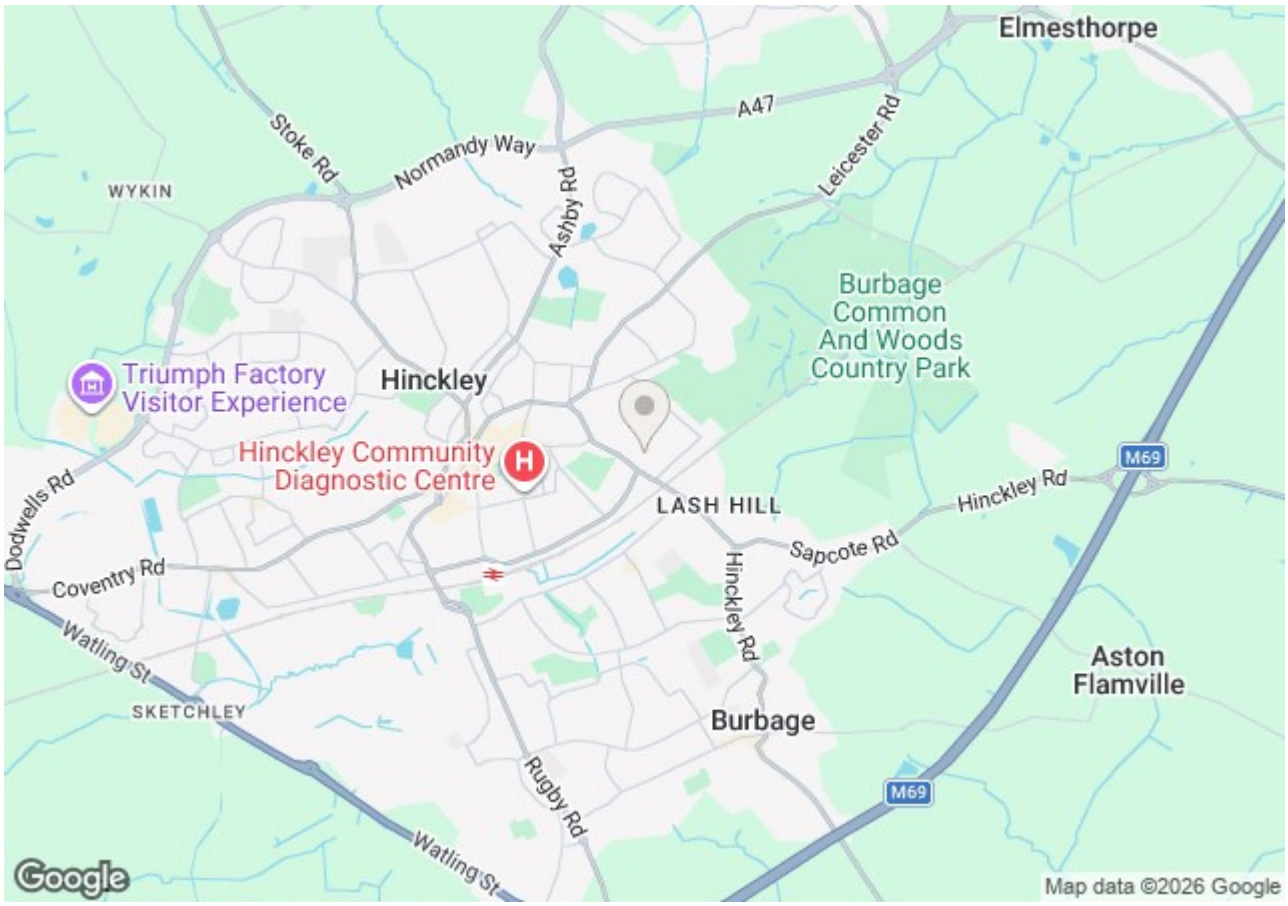

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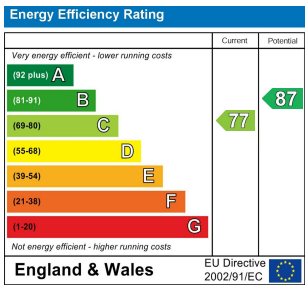
Energy Efficiency Rating

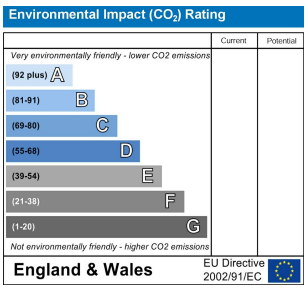
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
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Kitchen
13'11" x 19'8"
Utility Room
5'5" x 4'3"
Hallway
14'6" x 4'3"
Living Room
16'9" x 11'3"
WC
5'7" x 3'5"
Floor 0
Bedroom
12'9" x 8'6"
Bedroom
6'8" x 10'9"
Bathroom
5'7" x 7'1"
Bathroom
4'7" x 7'10"
Landing
8'8" x 3'8"
Bedroom
10'9" x 9'0"
Bedroom
7'4" x 8'2"
Floor 1
W N S E
Approximate total area(1)
1073 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