# CASTLE ESTATES

1982

**A WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE LANDSCAPED REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION**



## 18 BONNEVILLE ROAD
## HINCKLEY LE10 0GQ

**Offers Over £320,000**

- Entrance Hall With Guest Cloakroom
- Spacious Breakfast Kitchen
- Three Further Bedrooms
- Ample Off Road Parking & Garage
- Popular Residential Location
- Attractive Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Private Landscaped Gardens
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

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** VIEWING HIGHLY RECOMMENDED ** This well presented detached family residence enjoys many attractive features and viewing is essential.

The accommodation boasts entrance hall with guest cloakroom off, attractive lounge to front and a well fitted breakfast kitchen opening onto private rear garden. To the first floor there is a master bedroom with ensuite, three further bedrooms and a family bathroom. Outside the property has ample off road parking, garage and well tended gardens.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

13'6 x 4'2 (4.11m x 1.27m)
having composite front door, central heating radiator and built in cloak cupboard. Feature 'dog leg' staircase to the First Floor Landing.





## GUEST CLOAKROOM

5 x 3'7 (1.52m x 1.09m )
having low level w.c., wash hand basin, central heating radiator and wood effect flooring.



## LOUNGE

16'3 x 11'6 (4.95m x 3.51m )
having central heating radiator, tv aerial point and upvc double glazed window to front.





## BREAKFAST KITCHEN

21'2 x 8'7 (6.45m x 2.62m )

having an attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces and splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, space and plumbing for washing machine, integrated fridge freezer, two central heating radiators, wood effect flooring, inset LED lighting, upvc double glazed square bay window to side, upvc double glazed window to rear and French doors opening onto Garden.








KENSINGTON
London

## FIRST FLOOR LANDING

having spindle balustrading and access to the roof space.



## MASTER BEDROOM

8'9 x 8'4 (2.67m x 2.54m)

having built in mirror fronted wardrobes, tv aerial point, central heating radiator and upvc double glazed window to rear. Door to Ensuite Shower Room.





## ENSUITE SHOWER ROOM

7'7 x 4'2 (2.31m x 1.27m )

having corner shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, white heated towel rail, shaver point and inset LED lighting.





## BEDROOM TWO

10'6 x 8'1 (3.20m x 2.46m )
having central heating radiator and upvc double glazed window to rear.





## BEDROOM THREE

10'4 x 7'10 (3.15m x 2.39m)
having central heating radiator and upvc double glazed window to front.





## BEDROOM FOUR

10'9 x 6'11 (3.28m x 2.11m)
having central heating radiator and upvc double glazed window to front.



## FAMILY BATHROOM

6'6 x 6'2 (1.98m x 1.88m)

having panelled bath, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, white heated towel rail, inset LED lighting and upvc double glazed window with obscure glass to side.



## OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE (17'2 x 8'6) with up and over door, power and light. A feature slate foregarden with shrubs. Pedestrian access to a fully enclosed private landscaped garden with patio area, lawn, mature flower borders with shrubs and well fenced boundaries.









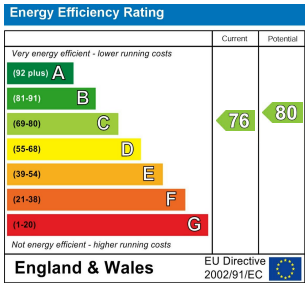
## Energy Efficiency Rating

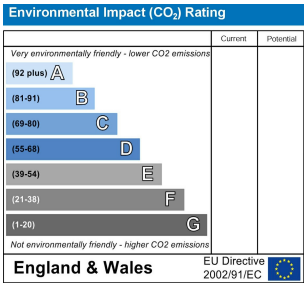
| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

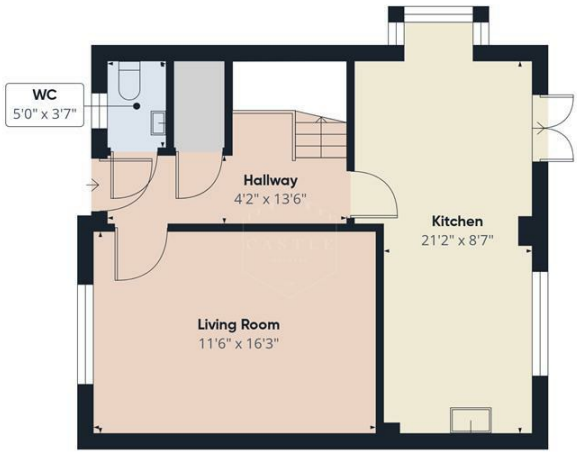
## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not environmentally friendly - higher CO2 emissions* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

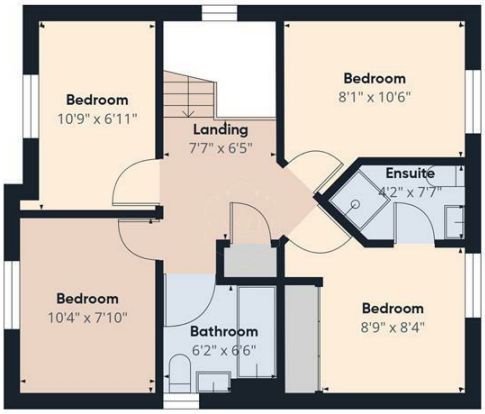





Floor 0 Building 1




Floor 1 Building 1




Floor 0 Building 2

Approximate total area(1)

1149 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