

CASTLE ESTATES

1982

**A WELL APPOINTED AND SPACIOUS THREE BEDROOMED DORMER BUNGALOW
STANDING ON A GOOD SIZED MATURE PLOT SITUATED IN A POPULAR AND
CONVENIENT NON ESTATE HINCKLEY LOCATION**



**148 ASHBY ROAD
HINCKLEY LE10 1SW
Offers Over £450,000**

- Entrance Porch To Hall
- Attractive Lounge & Sun Room
- Rear Lobby With Laundry Room Off
- Ground Floor Master Bedroom With Ensuite
- Ample Off Road Parking & Garage
- Good Sized Study
- Well Fitted Kitchen
- Ground Floor Shower Room & Separate W.C.
- Two First Floor Bedrooms & Separate W.C.
- Well Tended Sizeable Gardens



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**** VIEWING HIGHLY RECOMMENDED **** This well appointed and spacious detached family residence must be viewed to fully appreciate its size, wealth of quality fixtures and fittings.

The accommodation boasts entrance porch leading to hall, ground floor bathroom with separate w.c., master bedroom with ensuite shower room, useful study, attractive lounge opening onto sun room, well fitted kitchen, rear lobby and laundry room. To the first floor there are further two double bedrooms and a separate w.c. Outside the property stands on a good sized mature plot with ample off road parking, garage and a private rear garden.

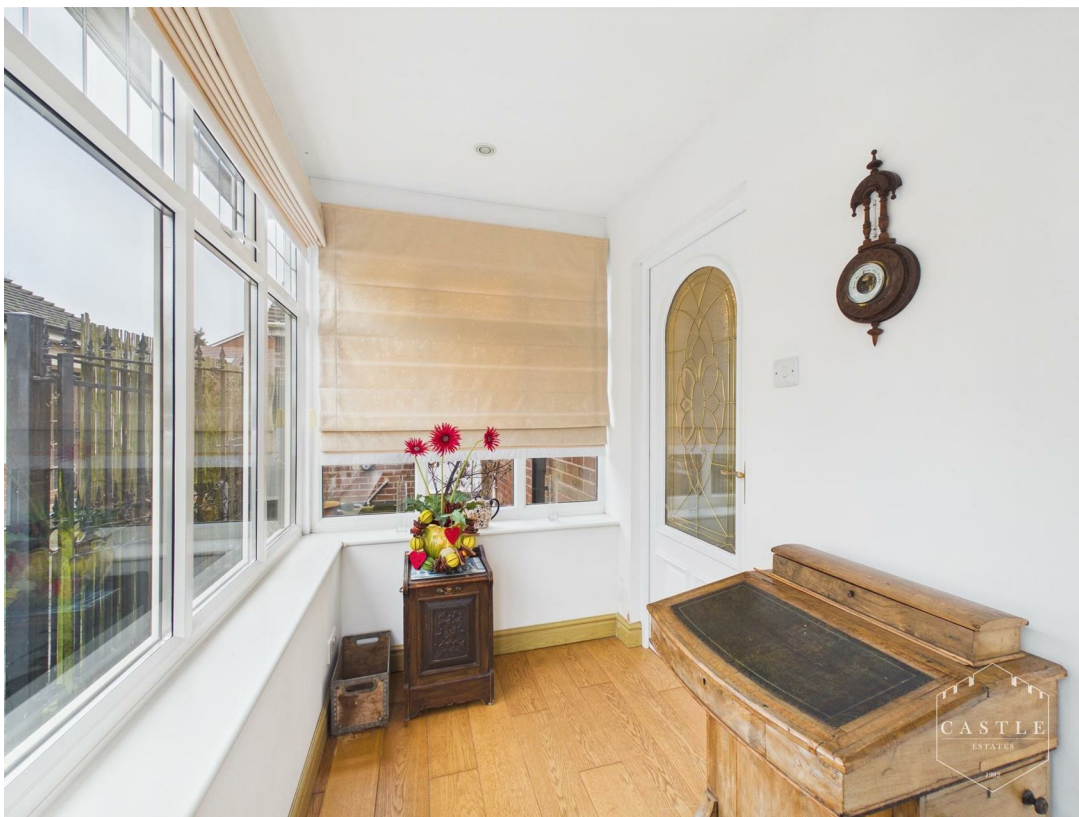
COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

7'11 x 4'8 (2.41m x 1.42m)

having upvc double glazed door with feature leaded lights, upvc double glazed windows, feature obscure window, inset LED lighting and wood effect flooring. Upvc double glazed door with leaded lights opening onto Hall.



HALL

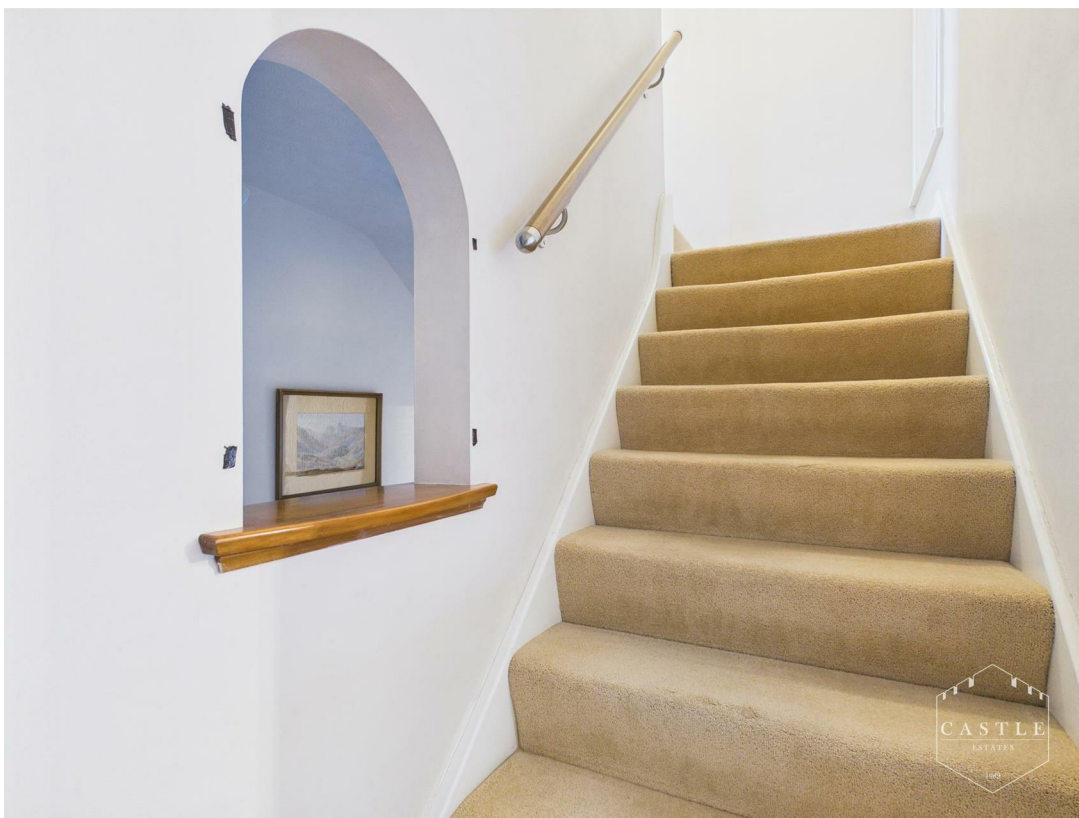
having two central heating radiators and wood effect flooring.



STUDY

12'3 x 11'8 (3.73m x 3.56m)

having herringbone wood effect flooring, central heating radiator, wall light point, upvc double glazed window to side and feature arched window with leaded lights. Staircase to First Floor Landing. Door to Lounge.



LOUNGE

17'10 x 12'4 (5.44m x 3.76m)

having feature fireplace with inset fire, marble back and hearth, two central heating radiators, coved ceiling with ceiling rose, wall light points, two upvc double glazed windows. sliding doors opening onto Sun Room.



SUN ROOM

10'4 x 9'1 (3.15m x 2.77m)

having central heating radiator, fan and light unit, upvc double glazed windows and French doors opening onto rear garden.



MASTER BEDROOM

12'4 x 12'2 (3.76m x 3.71m)

having range of fitted wardrobes and bedside drawers, central heating radiator and upvc double glazed bay window to front. Door to Ensuite Shower Room.



ENSUITE SHOWER ROOM

8'2 x 3'7 (2.49m x 1.09m)

having fully tiled shower cubicle, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting and upvc double glazed window with obscure glass to front.



FAMILY BATHROOM

8'6 x 6'4 (2.59m x 1.93m)

having jacuzzi bath, separate shower cubicle, vanity unit with wash hand basin, ceramic tiled splashbacks, central heating radiator, inset LED lighting and upvc double glazed window with obscure glass to side.



SEPARATE W.C.

4'10 x 2'9 (1.47m x 0.84m)

having low level w.c., ceramic tiled splashbacks and upvc double glazed window with obscure glass to side.



KITCHEN

17'9 x 12'4 (5.41m x 3.76m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards, matching Quartz work surfaces and upstands, inset sink with mixer tap, two built in ovens, rangemaster style cooker with splashback and extractor fan over, integrated fridge freezer, wood effect flooring and inset LED lighting. Upvc double glazed French doors opening onto Garden. Door to Rear Lobby.





REAR LOBBY

10'11 x 3'4 (3.33m x 1.02m)

having central heating radiator, doors to front and rear.



LAUNDRY ROOM

10'1 x 5'3 (3.07m x 1.60m)

having Belfast sink, work surface with space and plumbing beneath for washing machine and tumble dryer, fitted cupboards and upvc double glazed window to rear.



FIRST FLOOR LANDING

6'4 x 3'3 (1.93m x 0.99m)



BEDROOM TWO

13'9 x 13 (4.19m x 3.96m)

having range of built in wardrobes, central heating radiator, eaves storage, access to roof space and upvc double glazed window to front.



BEDROOM THREE

13'3 x 12'4 (4.04m x 3.76m)

having range of fitted furniture including wardrobes, chest of drawers and dressing table, eaves storage, central heating radiator, access to the roof space and upvc double glazed window to rear.

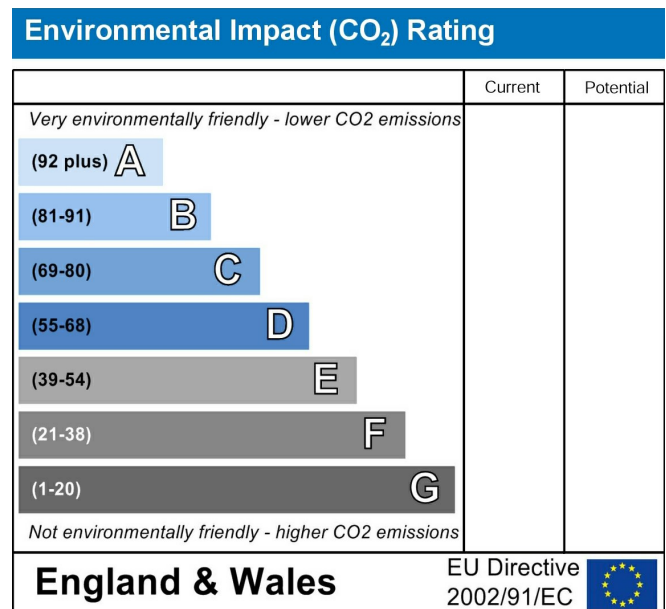
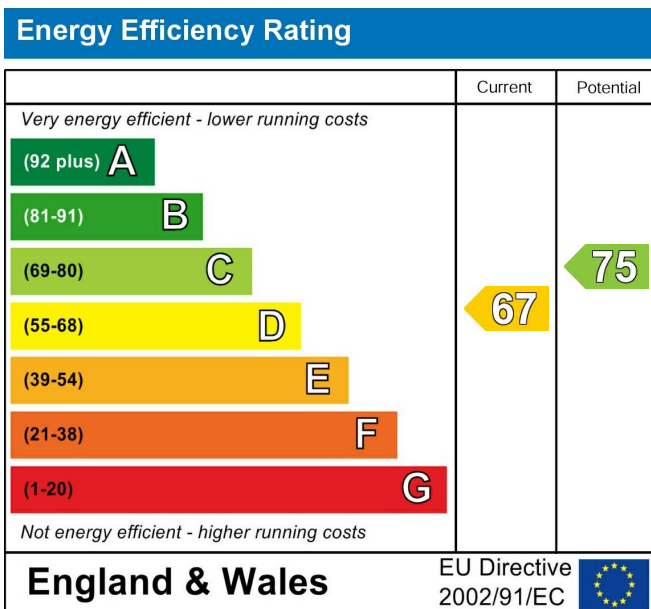


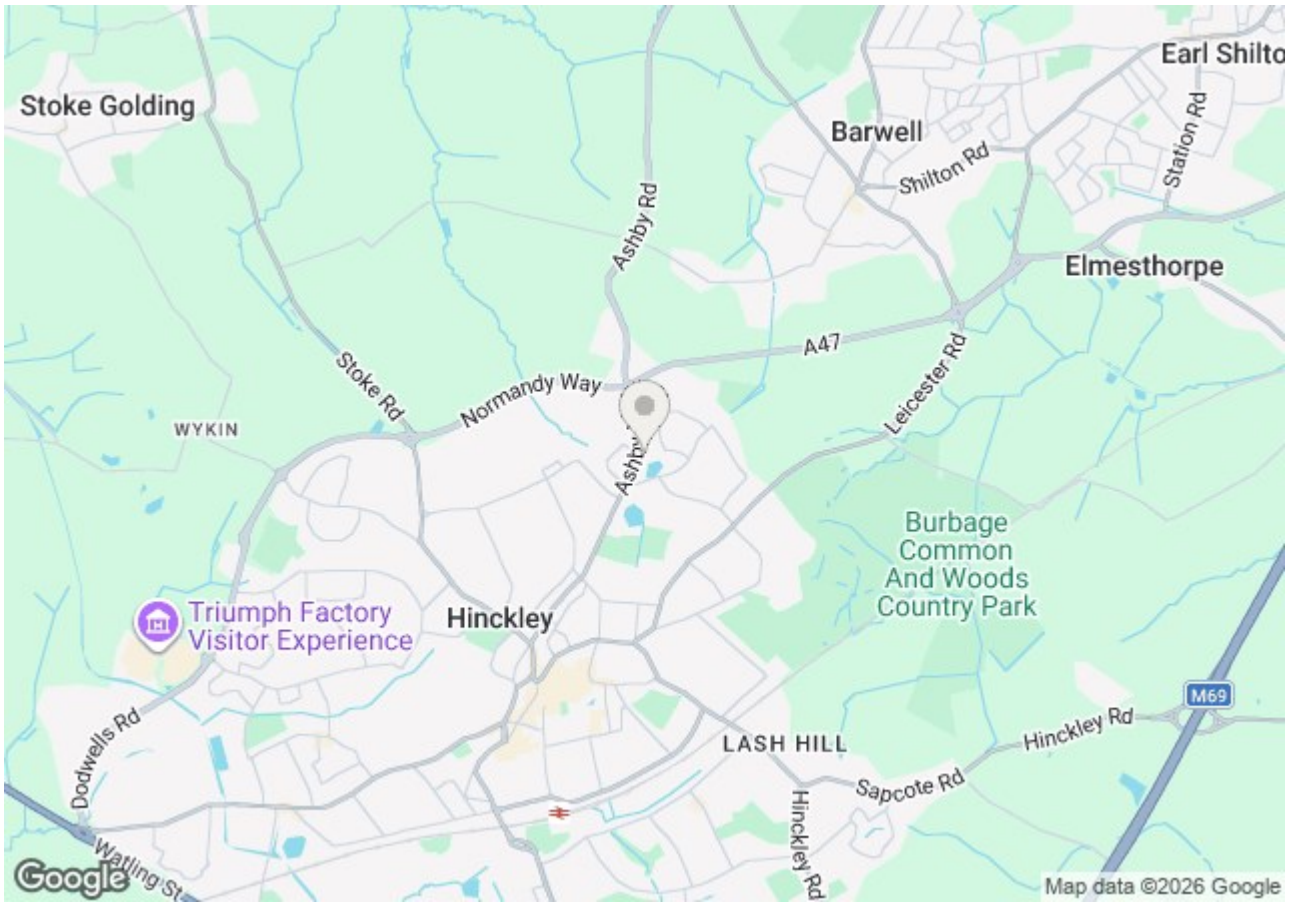
SEPARATE W.C.

having low level w.c., vanity unit with wash hand basin, chrome heated towel rail and upvc double glazed window with obscure glass.



OUTSIDE





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		
		67	75

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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
