

# CASTLE ESTATES

1982

**A THREE BEDROOMED TRADITIONAL END TERRACE PROPERTY WITH GOOD  
SIZED PRIVATE REAR GARDEN SITUATED IN A CONVENIENT TOWN CENTRE  
LOCATION**



**91 WESTFIELD ROAD  
HINCKLEY LE10 0LT**

**Price £200,000**

- Entrance Hall
- Useful Rear Laundry Room
- Family Bathroom
- Sizeable Lawned Rear Garden
- Spacious Open Plan Lounge & Kitchen
- Three Good Sized Bedrooms
- Off Road Parking
- Convenient Town Centre Location



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**\*\* VIEWING ESSENTIAL \*\*** This traditional end terrace property stands on a good sized plot with parking to front and a private rear garden backing onto school playing fields.

The accommodation enjoys entrance hall, open plan lounge and kitchen. To the first floor there are three good sized bedrooms and a family bathroom.

It is situated in a convenient location, close to all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

having upvc double glazed front door and staircase to the First Floor Landing.

### **OPEN PLAN LOUNGE & KITCHEN**

22'2 x 16'1 (6.76m x 4.90m )

LOUNGE AREA having upvc double glazed window to front, central heating radiator, tv aerial point and wood effect flooring.

KITCHEN AREA having range of fitted units including base units, drawers and wall cupboards, butchers block effect work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with extractor over, space and plumbing for washing machine, space for American style fridge freezer, central heating radiator, wood effect flooring and upvc double glazed window to side. Sliding patio doors opening onto Laundry Room.





## LAUNDRY ROOM

13'9 x 8'8 (4.19m x 2.64m )

having central heating radiator, upvc double glazed windows and French doors opening onto Garden.



## FIRST FLOOR LANDING

6'10 x 6'7 (2.08m x 2.01m )

having upvc double glazed window to side, access to the roof space and central heating radiator.



## BEDROOM ONE

11'3 x 10'3 (3.43m x 3.12m)

having central heating radiator, tv aerial point and upvc double glazed window to front.



## BEDROOM TWO

10'5 x 7'4 (3.18m x 2.24m )

having central heating radiator and upvc double glazed window to rear.



### BEDROOM THREE

8'6 x 7'7 (2.59m x 2.31m )

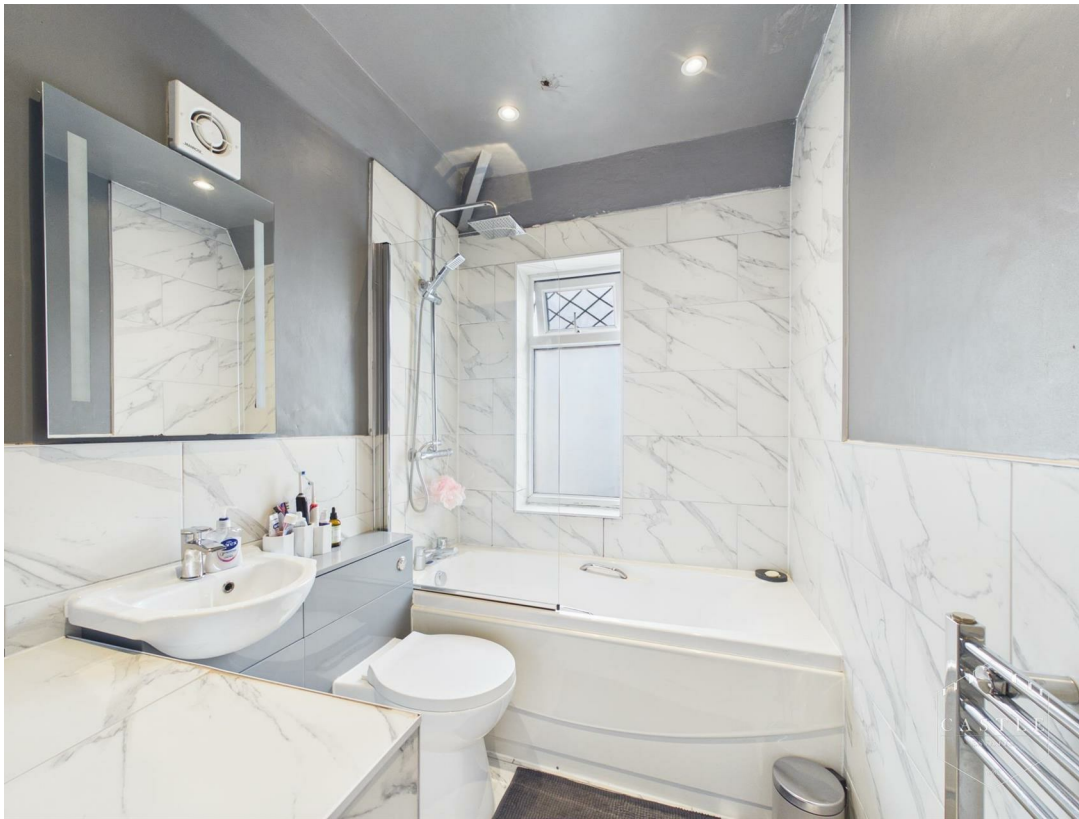
having central heating radiator and upvc double glazed window to rear.



## BATHROOM

7'3 x 5'6 (2.21m x 1.68m )

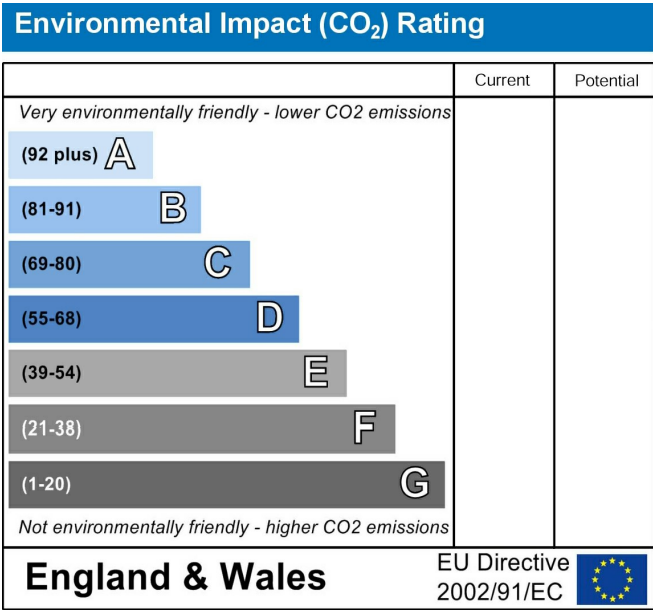
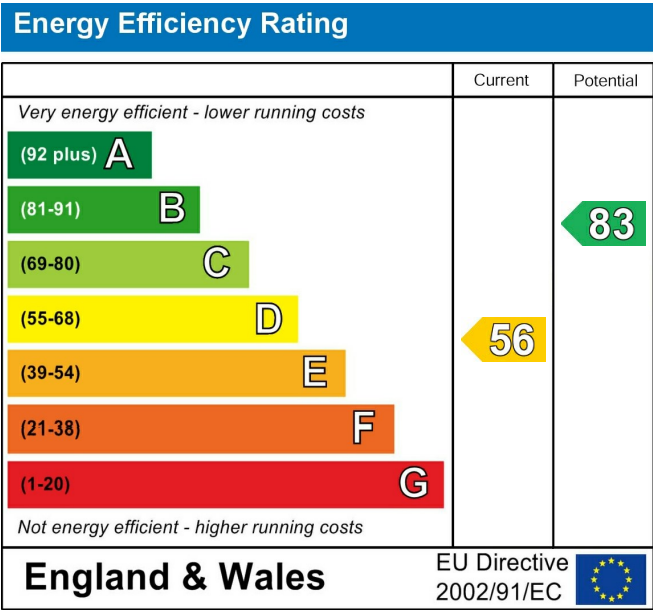
having panelled bath with rain shower over and screen, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, extractor fan and upvc double glazed window with obscure glass to front.

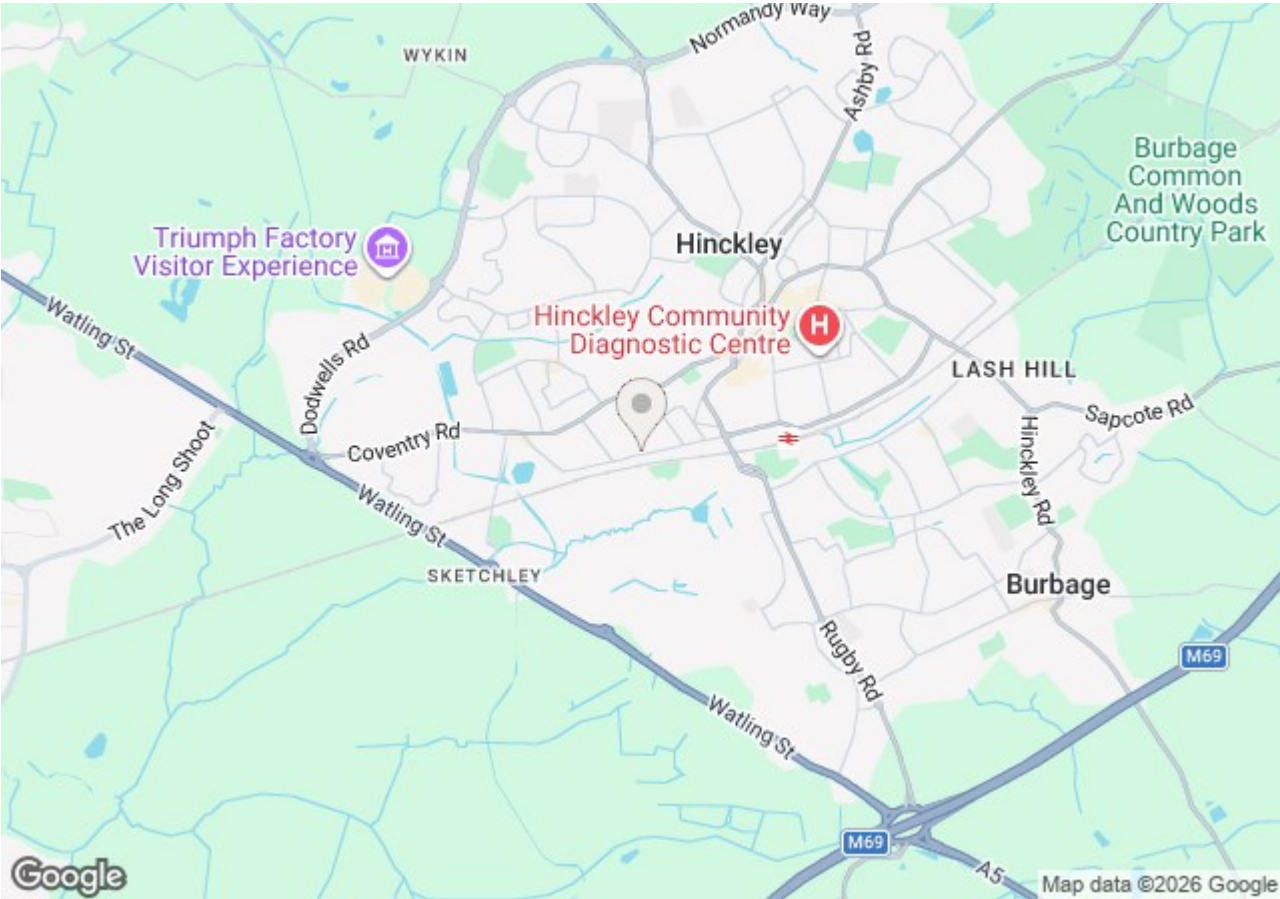


## OUTSIDE

There is direct vehicular access over a block paved driveway with parking. Pedestrian access to a fully enclosed private rear garden with patio area, lawn, well fenced boundaries. Not overlooked from the rear backing onto school playing fields.



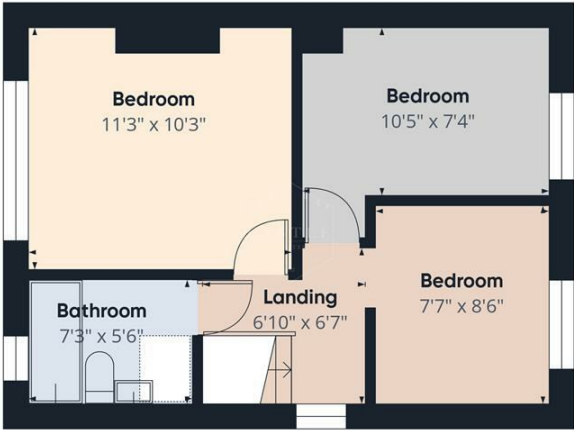




| Energy Efficiency Rating                    |   |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |  |
|---------------------------------------------|---|--|-----------------------------------------------------------------|---|--|
| Very energy efficient - lower running costs |   |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |  |
| (92 plus)                                   | A |  | (92 plus)                                                       | A |  |
| (81-91)                                     | B |  | (81-91)                                                         | B |  |
| (69-80)                                     | C |  | (69-80)                                                         | C |  |
| (55-68)                                     | D |  | (55-68)                                                         | D |  |
| (39-54)                                     | E |  | (39-54)                                                         | E |  |
| (21-38)                                     | F |  | (21-38)                                                         | F |  |
| (1-20)                                      | G |  | (1-20)                                                          | G |  |
| Not energy efficient - higher running costs |   |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |  |
|                                             |   |  |                                                                 |   |  |
| England & Wales                             |   |  | England & Wales                                                 |   |  |
| EU Directive 2002/91/EC                     |   |  | EU Directive 2002/91/EC                                         |   |  |



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
795 ft<sup>2</sup>

(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.

GIRAFFE 360

## **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

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