CASTLE ESTATES

1982

A RECENTLY IMPROVED THREE STOREY FOUR BEDROOMED TOWNHOUSE WITH PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



34 PADDOCK WAY
HINCKLEY LE10 0FJ

Offers In The Region Of £260,000

- NO CHAIN - VIEWING ESSENTIAL
- Good Sized Lounge
- Separate Dining Room
- Family Bathroom
- Off Road Parking & Garage
- Entrance Hall With Guest Cloakroom
- Well Fitted Kitchen
- Three First Floor Bedrooms
- Second Floor Master Bedroom With Dressing Area
- Easy To Maintain Private Gardens

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** NO CHAIN - VIEWING ESSENTIAL ** This recently improved townhouse has been decorated and newly carpeted throughout.

The accommodation enjoys entrance hall with guest cloakroom off, good sized lounge, well fitted kitchen and separate dining room opening onto private rear garden. To the first floor there are three bedrooms and a family bathroom. On the second floor is a master bedroom with dressing area and ensuite. Outside the property has off road parking leading to garage, easy to maintain private gardens.

It is situated just a short distance away from the A5 which links down to the M69 making travelling to Leicester, Coventry, Birmingham and other urban areas very good indeed. Hinckley town centre is approximately one mile away having a wide range of shops, schools and amenities.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

8'11 x 3'9 (2.72m x 1.14m)
having composite front door with obscure glass, new carpet, coved ceiling and central heating radiator. Feature 'dog leg' staircase to First Floor Landing.





GUEST CLOAKROOM

5'7 x 2'9 (1.70m x 0.84m)
having low level w.c., pedestal wash hand basin, extractor fan, inset LED lighting and wood effect flooring.



LOUNGE

17'4 x 11'8 (5.28m x 3.56m)

having upvc double glazed window to front, new carpet, feature fireplace with inset fire, marble surround and hearth, central heating radiator and coved ceiling.







KITCHEN

8'7 x 7'5 (2.62m x 2.26m)

having an attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for fridge and upvc double glazed window to rear. Archway to Dining Room.



DINING ROOM

8'6 x 8'5 (2.59m x 2.57m)

having new carpet, central heating radiator, coved ceiling and upvc double glazed French doors opening onto Garden.





FIRST FLOOR LANDING

10'11 x 4'3 (3.33m x 1.30m)
having new carpet, coved ceiling and spindle balustrading.



BEDROOM TWO

12'1 x 8'6 (3.68m x 2.59m)

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



BEDROOM THREE

12'2 x 8'6 (3.71m x 2.59m)
having new carpet, central heating radiator and upvc double glazed window to rear.



BEDROOM FOUR

8'10 x 7'3 (2.69m x 2.21m)

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



FAMILY BATHROOM

7'3 x 5'6 (2.21m x 1.68m)
having panelled bath, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass to front.



SECOND FLOOR LANDING

4 x 3 (1.22m x 0.91m)

MASTER BEDROOM

18'10 x 12'10 (5.74m x 3.91m)
having new carpet, central heating radiator and upvc double glazed window to front.

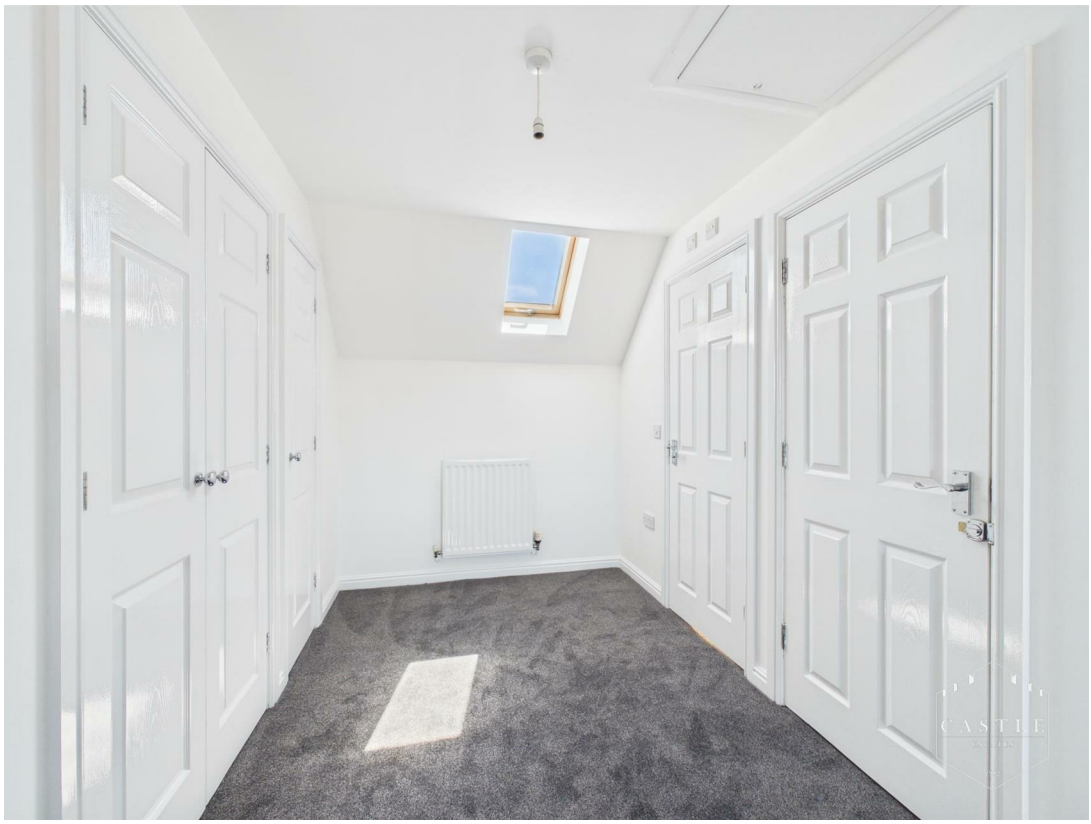






DRESSING ROOM

having built in wardrobes, central heating radiator and velux roof light. Door to Ensuite



ENSUITE SHOWER ROOM

Low level WC, wash hand basin, shower cubicle with shower over, radiator and velux window.

OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for a car leading to BRICK BUILT GARAGE with up and over door, power and light. A pebbled foregarden with picket fence boundary and paving to front door. A fully enclosed rear garden with decked and slate pebbled areas, lawn, well fenced boundaries and rear gate to Parking and Garage.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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		
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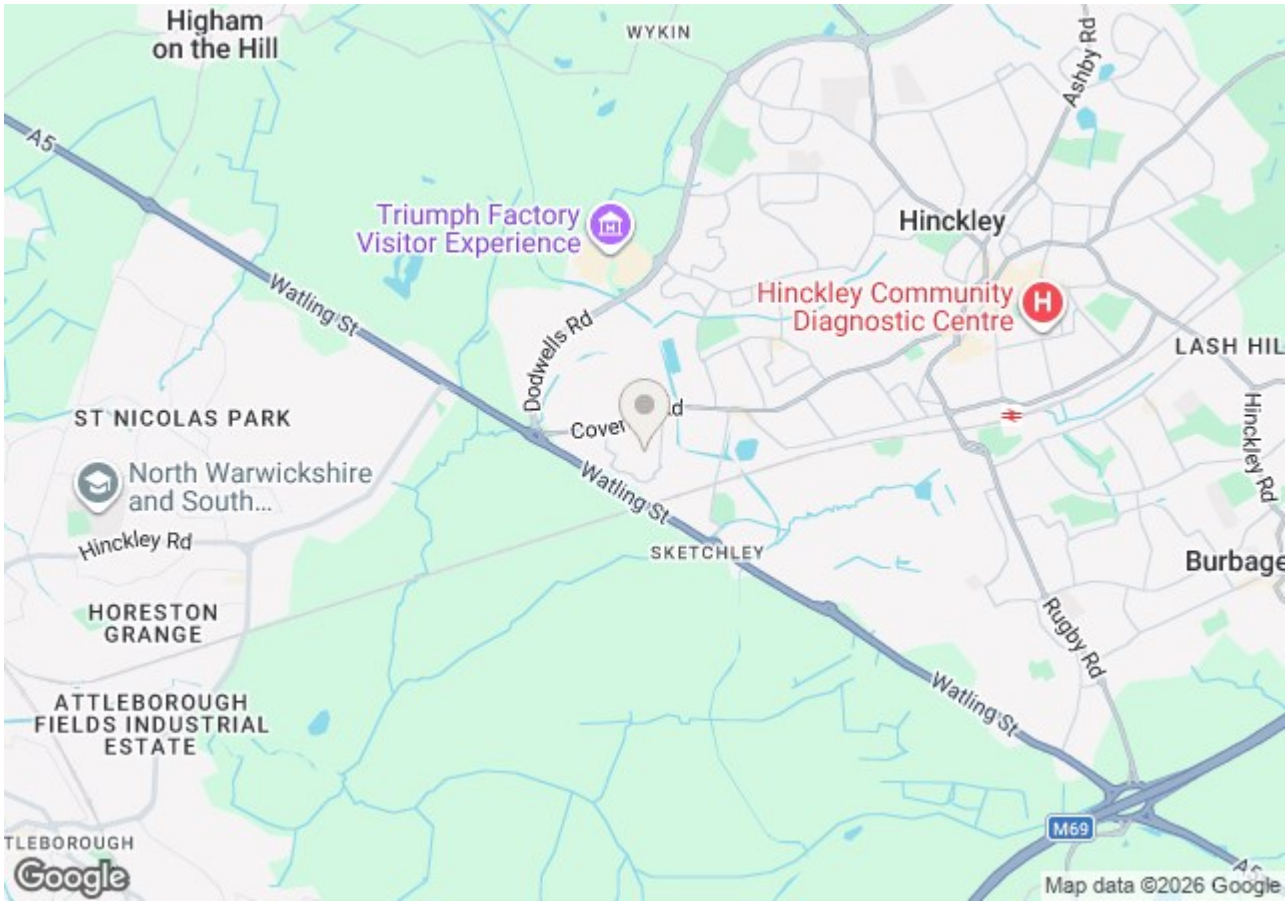
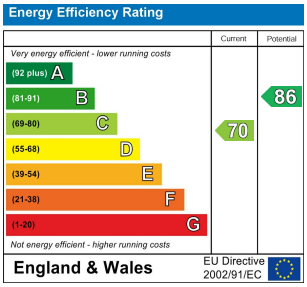
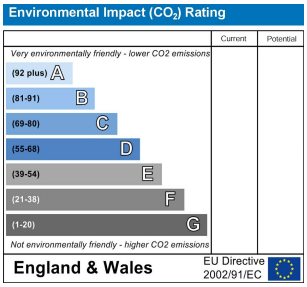
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

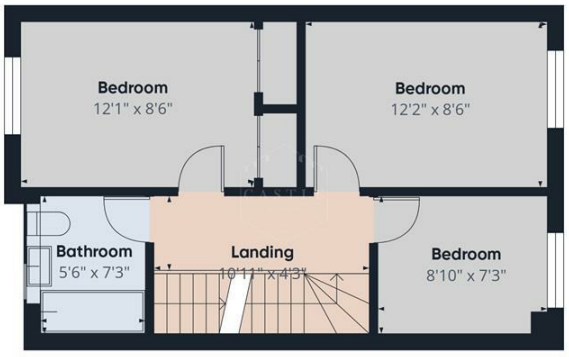








Floor 0



Floor 1



Floor 2



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