# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED AND IMPROVED TWO BEDROOMED SEMI DETACHED PROPERTY SITUATED IN A MOST POPULAR RESIDENTIAL LOCATION**



## 30 STONEYGATE DRIVE
## HINCKLEY LE10 1TD

**Offers In Excess Of £210,000**

- Entrance Vestibule
- Well Fitted Kitchen
- Modern Family Bathroom
- Brick Built Garage
- Popular Residential Location
- Attractive Lounge
- Two Bedrooms
- Off Road Parking
- Private Rear Garden
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

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**VIEWING HIGHLY RECOMMENDED ** This semi detached property enjoys many attractive features and viewing is essential.

The accommodation consists of entrance vestibule, attractive lounge to front and a well fitted dining kitchen opening onto garden. To the first floor there are two bedrooms and a modern shower room. Outside the property has ample off road parking, garage and easy to maintain gardens.

It is situated in a most sought residential location, convenient for all local shops including Asda Superstore, schools and amenities. In the opposite direction you will find Hinckley Golf Club, Burbage Common and Woods. Those wishing to commute will find the A47, A5 and M69 junctions close by making travelling to further afield excellent.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE VESTIBULE

3'7 x 1'8 (1.09m x 0.51m)
having upvc double glazed front door, side windows with obscure glass and built in storage. Upvc double glazed door to Lounge.

## LOUNGE

14'9 x 12'5 (4.50m x 3.78m )
having upvc double glazed window to front, inset fire, tv aerial point and central heating radiator. Staircase to First Floor Landing.










## DINING KITCHEN

12'3 x 9'4 (3.73m x 2.84m )

having an attractive 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, ceramic hob with cooker over, space for fridge freezer, central heating radiator, wood effect flooring and upvc double glazed sliding doors opening onto Garden.









## FIRST FLOOR LANDING

having access to roof space.

## BEDROOM ONE

10'2 x 9'11 (3.10m x 3.02m)
having built in wardrobe and built in storage, central heating radiator and upvc double glazed window to front.





## BEDROOM TWO

9'5 x 6'7 (2.87m x 2.01m )
having central heating radiator and upvc double glazed window to rear.



## SHOWER ROOM

6 x 5'6 (1.83m x 1.68m )

having corner shower cubicle with rain shower over, integrated low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel and upvc double glazed window with obscure glass. A fully enclosed easy to maintain rear garden with decked seating area, feature paving, mature shrubs and flower borders, pebbled area and well fenced boundaries.



## OUTSIDE

There is direct vehicular access over a driveway with standing for cars leading to GARAGE (16'7 x 8'5) with up and over door, power, light and door to Garden. A fully enclosed and generally private easy to maintain rear garden with decked seating area, feature paving, mature shrubs and flower borders, pebbled area and well fenced boundaries.



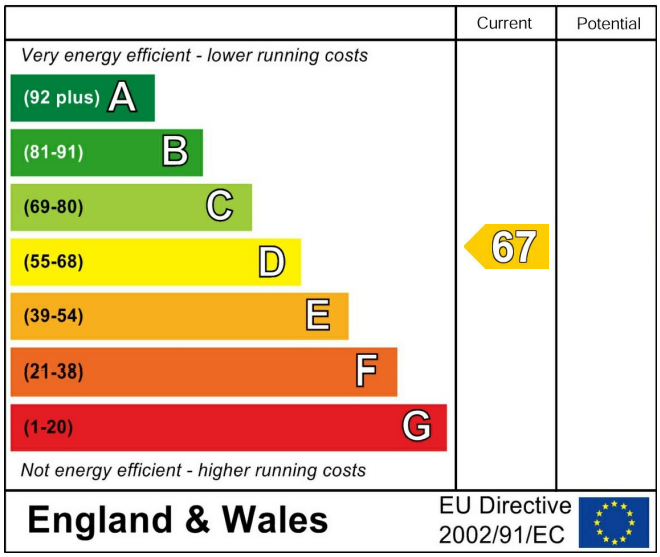




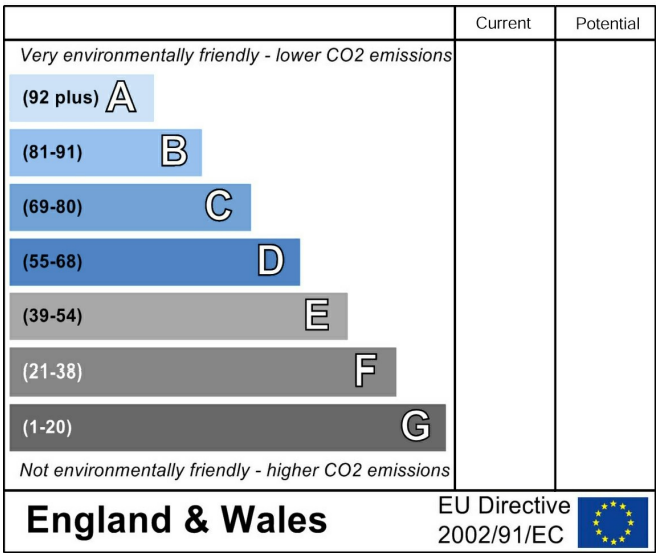


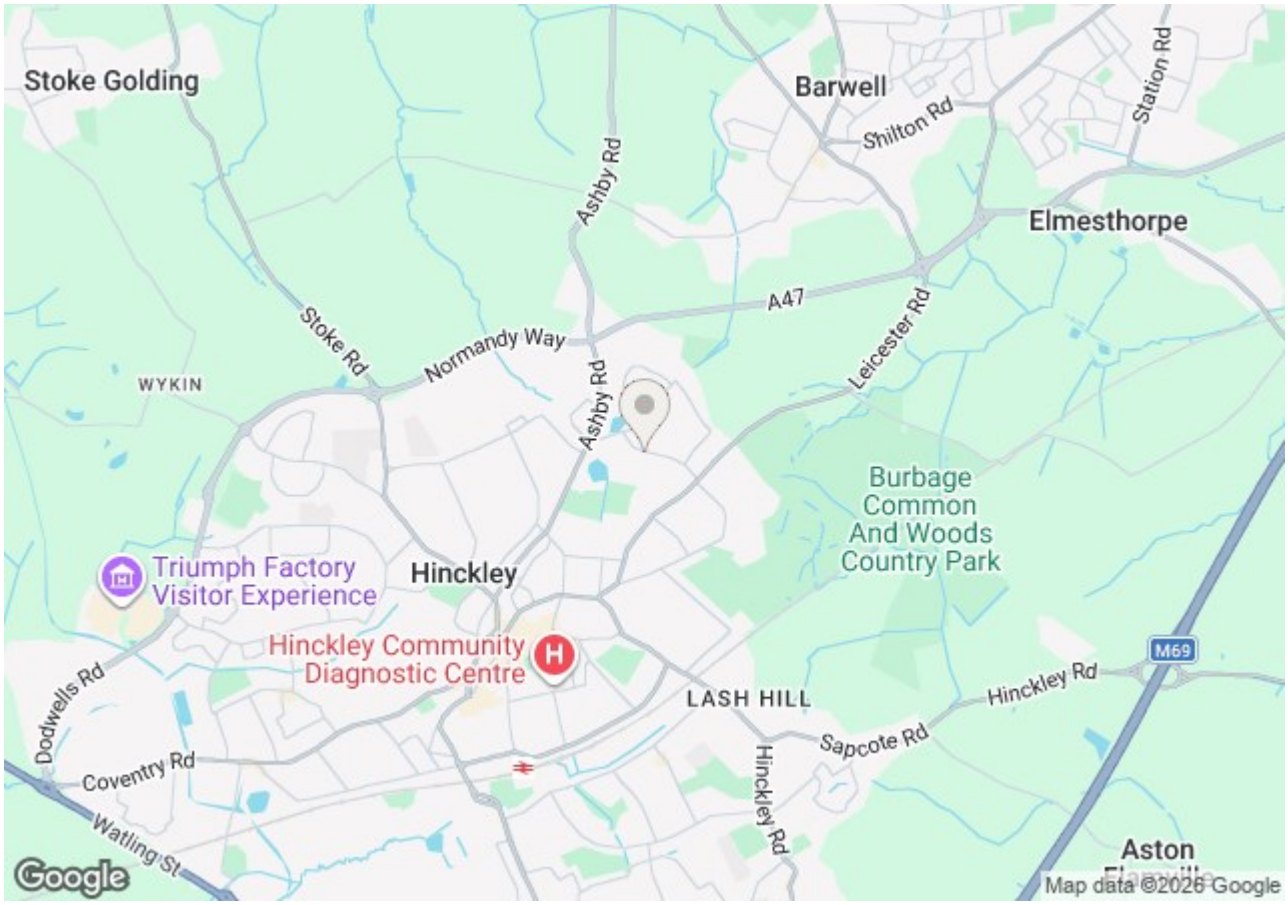


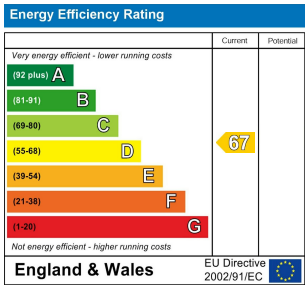
## Energy Efficiency Rating

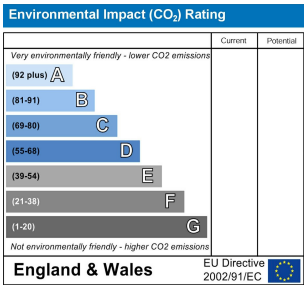



## Environmental Impact ($CO_2$) Rating




Stoke Golding
Barwell
Shilton Rd
Station Rd
Ashby Rd
Elmesthorpe
A47
Stoke Rd
Normandy Way
Leicester Rd
WYKIN
Ashby Rd
Burbage
Common
And Woods
Country Park
Triumph Factory
Visitor Experience
Hinckley
Hinckley Community
Diagnostic Centre
M69
Hinckley Rd
Dodwells Rd
LASH HILL
Sapcote Rd
Coventry Rd
Hinckley Rd
Watling St
Aston
Google
Map data ©2026 Google


Energy Efficiency 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
67
England & Wales
EU Directive 2002/91/EC


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England & Wales
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Garage
16'7" x 8'5"
Entry
1'8" x 3'7"
Living Room
14'9" x 12'5"
Kitchen
9'4" x 12'3"
Floor 0
Bedroom
9'5" x 6'7"
Bedroom
9'11" x 10'2"
Bathroom
6'0" x 5'6"
Landing
5'7" x 2'8"
Hallway
2'9" x 2'8"
E
N
S
W
Floor 1
Approximate total area(1)
695 ft²
Reduced headroom
10 ft²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft
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