

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED TWO BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION



**1 STOCK DOVE CLOSE
HINCKLEY LE10 3FD**
Offers Over £230,000

- Entrance Hall
- Contemporary Fitted Kitchen
- Two Good Sized Bedrooms
- Parking Two Cars
- Sought After Residential Location
- Attractive Lounge
- Guest Cloakroom
- Family Bathroom
- Lawned Rear Garden
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** This beautifully presented and contemporary fitted semi detached family residence was recently built by Bloor Homes. Viewing is essential.

The accommodation boasts entrance hall, attractive lounge to the front, contemporary fitted dining kitchen with utility space and a guest cloakroom. To the first floor there are two good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking and a lawned rear garden.

It is situated in a sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools and further amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to surrounding areas very good.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

5'0" x 3'10" (1.54m x 1.18m)

having composite front door, central heating radiator and wood effect flooring. Staircase to First Floor Landing.



LOUNGE

13'6" x 10'3" (4.14m x 3.14m)

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





KITCHEN

10'0" x 9'9" (3.07m x 2.98m)

having attractive range of contemporary Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven, induction hob with splashback and cooker hood over, two central heating radiators, wood effect flooring and upvc double glazed French doors opening onto Rear Garden.





KITCHEN - UTILITY SPACE

5'6" x 3'4" (1.70m x 1.03m)

having work surface with space and plumbing beneath for washing machine, fitted cupboards, wall mounted gas fired boiler for central heating and domestic hot water. Door to Guest Cloakroom.



GUEST CLOAKROOM

4'11" x 3'6" (1.50m x 1.07m)

having low level w.c., wash hand basin, ceramic tiled splashbacks, wood effect flooring and central heating radiator.



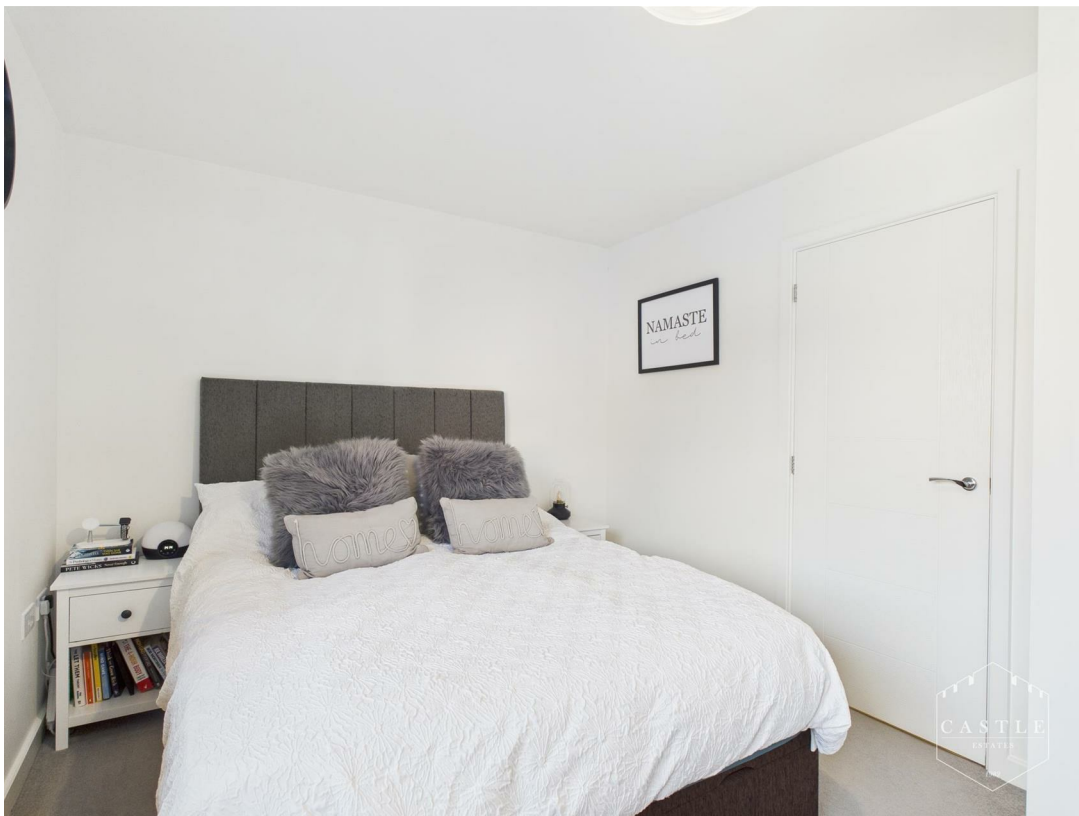
FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

13'7" x 9'4" (4.15m x 2.85m)

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



BEDROOM TWO

10'5" x 8'1" (3.18m x 2.47m)

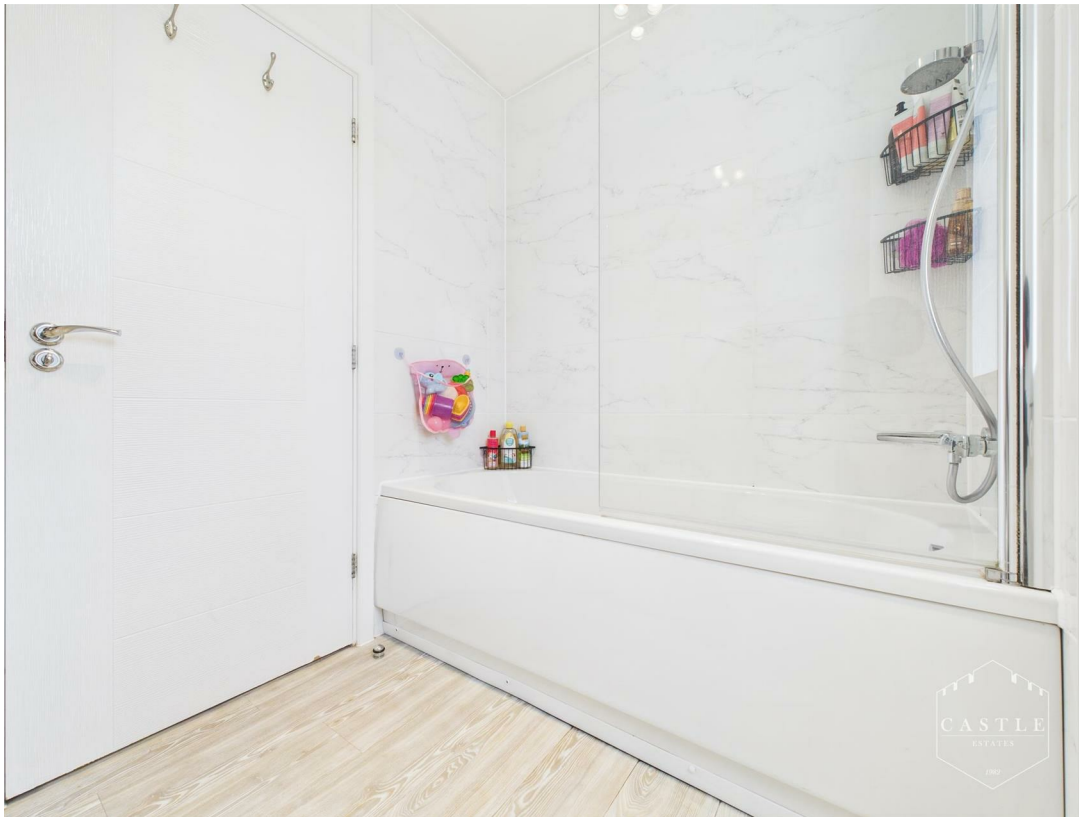
having built in storage cupboard, central heating radiator and upvc double glazed window to front.



BATHROOM

7'1" x 5'6" (2.16m x 1.68m)

having panelled bath with glass screen and shower over, low level w.c., pedestal wash hand basin, white heated towel rail, ceramic tiled splashbacks, shaver point, wood effect flooring and upvc double glazed window with obscure glass to side.




OUTSIDE

There is direct vehicular access to two parking space and path to front door. Pedestrian access to a fully enclosed rear garden with patio area, lawn, and well fenced boundaries.




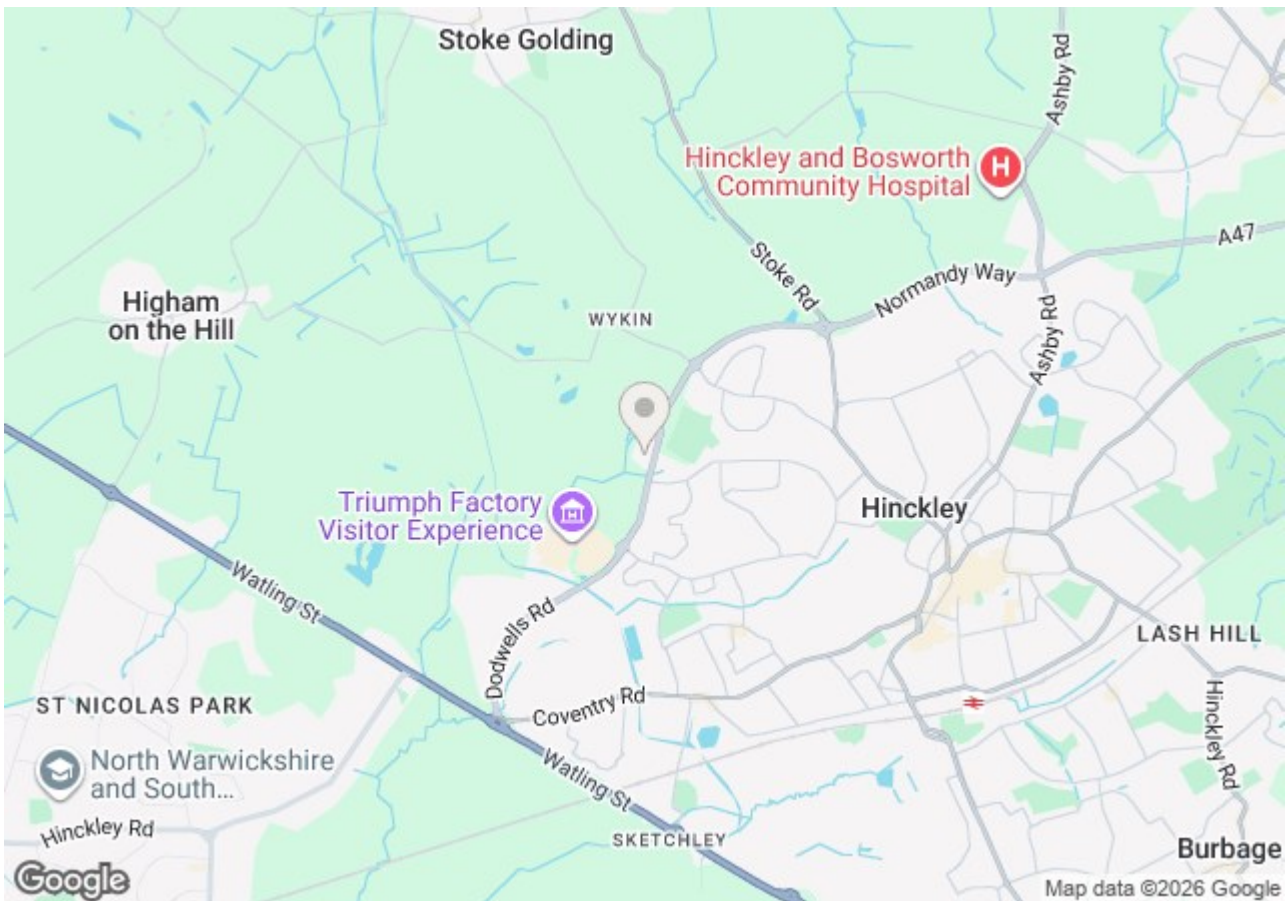
Energy Efficiency Rating

	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		
England & Wales	EU Directive 2002/91/EC	

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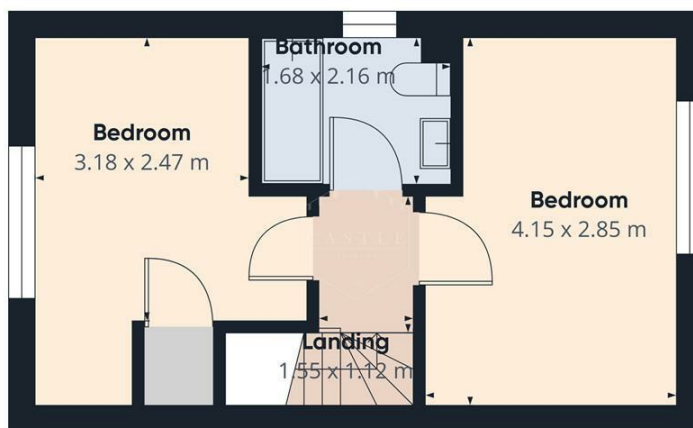
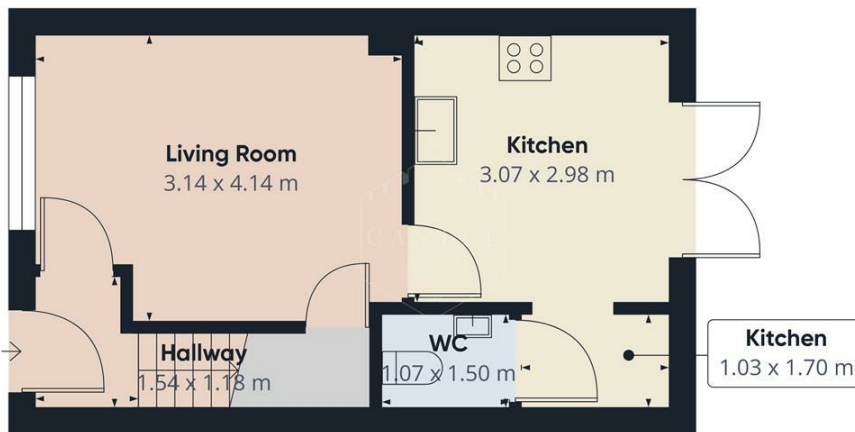
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
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Approximate total area⁽¹⁾
56.9 m²

(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.

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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
