CASTLE ESTATES

1982

A SPACIOUS, BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION



44 RIDDON DRIVE
HINCKLEY LE10 0UG

Offers In The Region Of £270,000

- Entrance Vestibule
- Separate Dining Room
- Contemporary Dining Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Attractive Spacious Lounge
- Upvc Double Glazed Sun Room
- Utility Room & Ground Floor Wet Room
- Modern Family Bathroom
- Landscaped Gardens

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** VIEWING ESSENTIAL ** This spacious, beautifully presented and much improved semi detached family residence enjoys many attractive features and viewing is highly recommended.

The accommodation boasts entrance vestibule leading to good sized lounge opening onto separate dining area and sun room, superb refitted dining kitchen, utility room and wet room. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property has ample off road parking, garage and a landscaped rear garden.

It is situated in a popular residential location, close to local amenities. Hinckley town centre is approximately one mile away with its larger shops, schools and facilities. Commuting via the A47 Northern Perimeter Road to the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

having composite front door, coved ceiling and wood effect flooring.



LOUNGE

17'3 x 14'2 (5.26m x 4.32m)

having upvc double glazed bow window to front, feature fireplace with inset fire, tv aerial point, coved ceiling and central heating radiator. Staircase to First Floor Landing with useful storage beneath. Square arch to Dining Room.





DINING ROOM

9'4 x 8'7 (2.84m x 2.62m)

having central heating radiator and coved ceiling. Upvc double glazed double doors opening onto Sun Room.



SUN ROOM

11'7 x 7'6 (3.53m x 2.29m)

having tv aerial point, half panelled walls, polycarbonate roof, upvc double glazed windows and door opening onto Garden.



BREAKFAST KITCHEN

15 x 11'7 (4.57m x 3.53m)

having an excellent range of contemporary gloss fitted units including base units, drawers and wall cupboards with under lighting, quartz contrasting work surfaces and upstand, inset sink with mixer tap, built in oven, ceramic hob with splashback and cooker hood over, integrated fridge freezer, space and plumbing for dishwasher, inset LED lighting, designer central heating radiator, coved ceiling, kick space lighting and two upvc double glazed windows to rear.









UTILITY ROOM

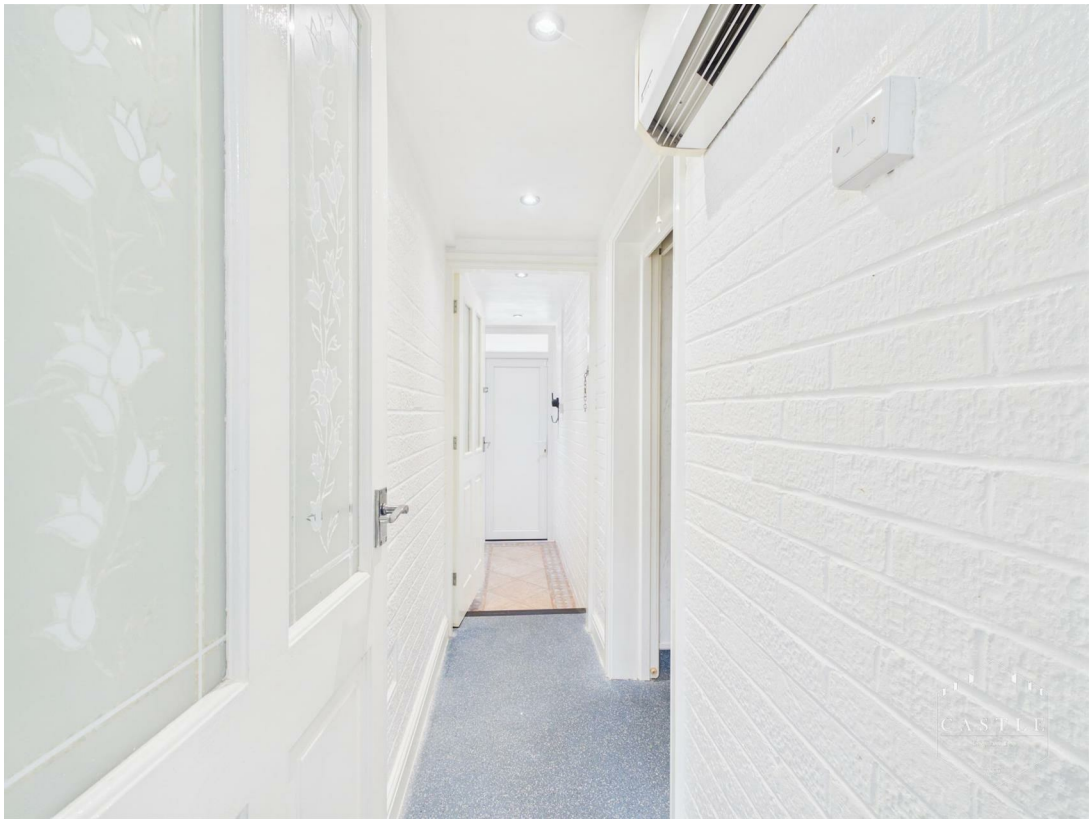
6'5 x 4'8 (1.96m x 1.42m)

having wall cupboards, fly over work surface with space and plumbing beneath for washing machine and fridge, built in cupboards, wood effect flooring and upvc double glazed door with feature stained glass to Garden.



INNER HALL

having doors to front and rear.



WET ROOM

7'11 x 5'11 (2.41m x 1.80m)

having walk in shower, low level w.c., vanity unit with wash hand basin, heated towel rail, extractor fan, easy clean walls and flooring.



FIRST FLOOR LANDING

having upvc double glazed window to side, built in storage, coved ceiling and access to the roof space.



BEDROOM ONE

12'8 x 9'10 (3.86m x 3.00m)

having excellent range of fitted furniture including wardrobes, chest of drawers and bedside drawers, central heating radiator, coved ceiling and upvc double glazed window to front.





BEDROOM TWO

9'6 x 8'7 (2.90m x 2.62m)

having built in wardrobes, coved ceiling, central heating radiator and upvc double glazed window to rear.





BEDROOM THREE

8'8 x 7'1 (2.64m x 2.16m)

having central heating radiator, coved ceiling and upvc double glazed window to front.



BATHROOM

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

having panelled bath with shower over and glass screen, low level w.c., vanity unit with wash hand basin, fully tiled walls, chrome heated towel rail, wood effect flooring and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE (10'7 x 8'8) having power and light. A fully enclosed landscaped rear garden with patio and seating areas, raised flower beds, artificial lawn, mature trees and shrubs, well fenced boundaries.







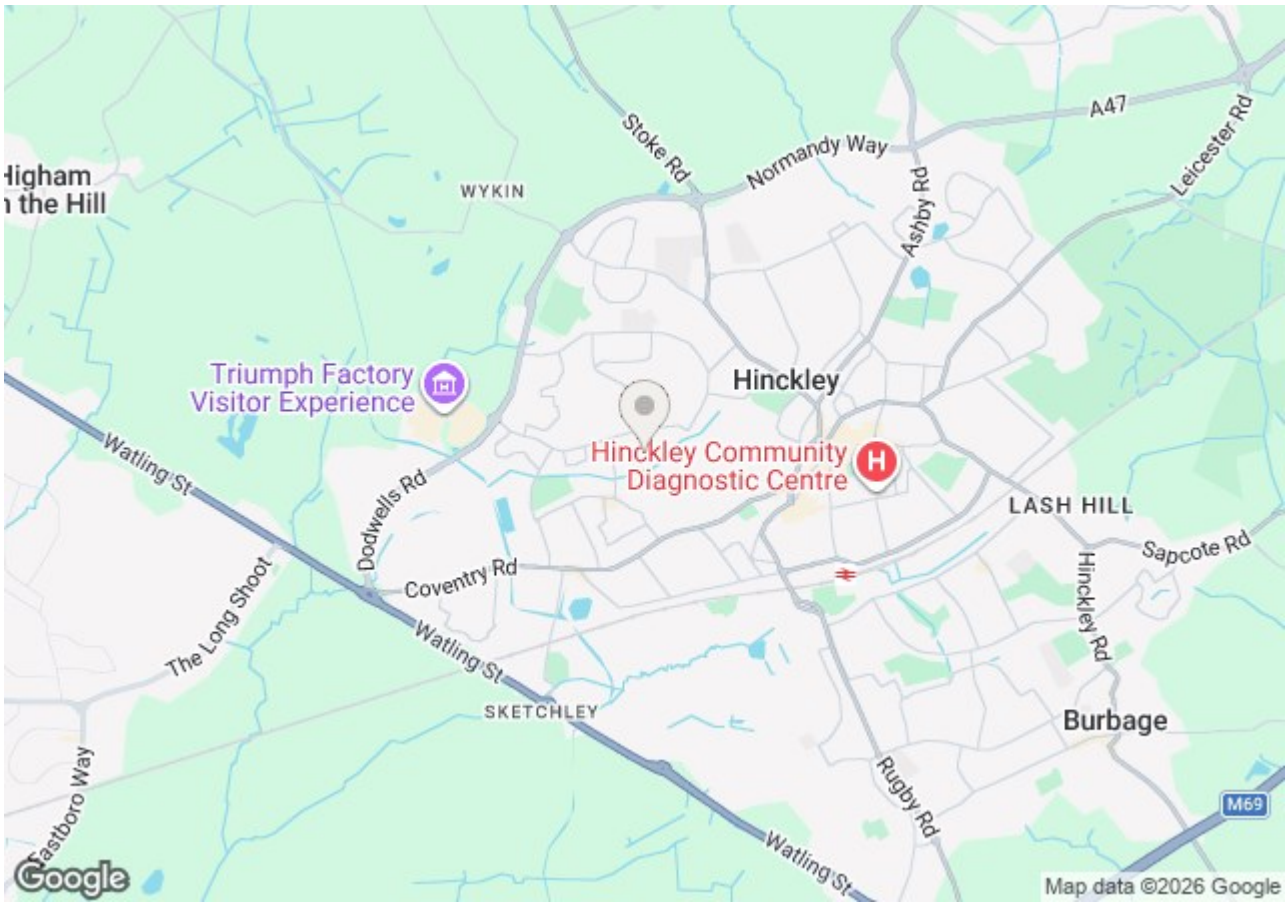


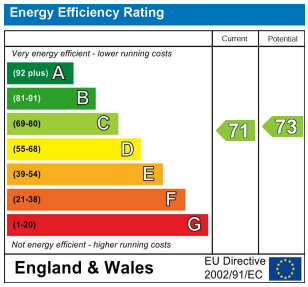
Energy Efficiency Rating

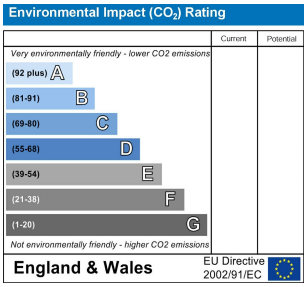
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

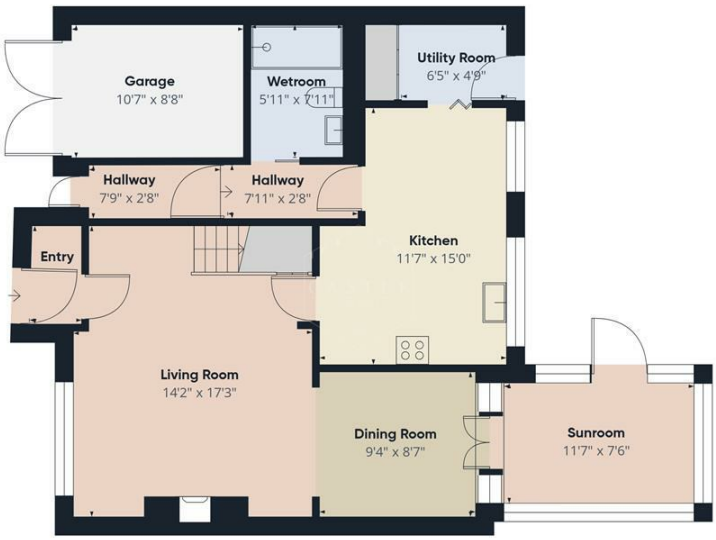
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	









Floor 0



Floor 1



Approximate total area(1)

1088 ft²

Balconies and terraces

94 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