CASTLE ESTATES

1982

A WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



8 PARTRIDGE ROAD
HINCKLEY LE10 3FA

Price £385,000

- NO CHAIN - VIEWING ESSENTIAL
- Spacious Lounge
- Separate Utility Room
- Three Further Good Sized Bedrooms
- Ample Parking & Garage
- Entrance Hall With Guest Cloakroom Off
- Contemporary Fitted Living Kitchen
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Well Tended Lawned Rear Garden

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** NO CHAIN - VIEWING ESSENTIAL ** A well presented, recently built detached family residence situated in a popular and convenient residential location.

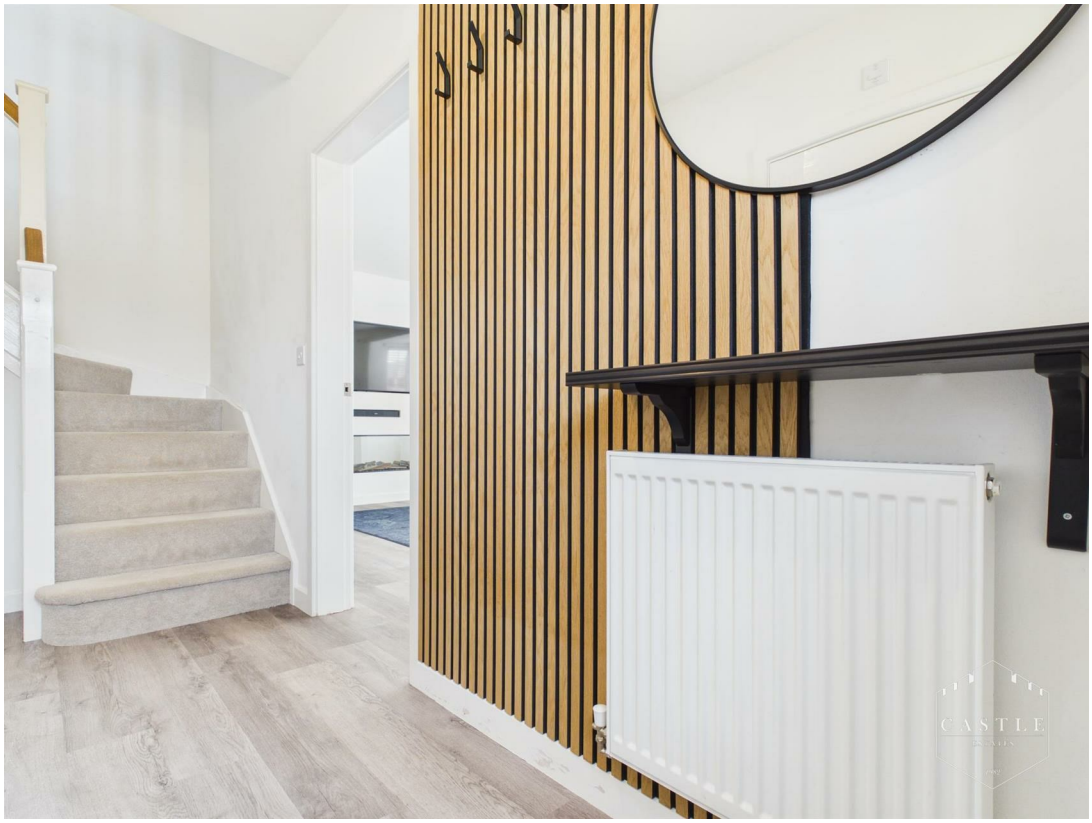
The accommodation enjoys entrance hall with guest cloakroom off, attractive lounge, contemporary fitted living kitchen and separate utility room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking, garage and a lawned rear garden.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

11'6 x 4'11 (3.51m x 1.50m)
having composite front door with obscure glass, feature panelled wall, central heating radiator and wood effect flooring. Staircase to First Floor Landing with useful under stairs storage.



GUEST CLOAKROOM

5'9 x 2'11 (1.75m x 0.89m)

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



LOUNGE

19'2 x 11'3 (5.84m x 3.43m)

having feature media wall with inset for tv, display niches with lighting and fire beneath, two central heating radiators, wood effect flooring, upvc double glazed window to front and square bay window to side.







LIVING KITCHEN

20'1 x 15'6 (6.12m x 4.72m)

having an attractive range of contemporary fitted gloss units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset sink with mixer tap, built in oven, gas hob with cooker hood over, integrated fridge freezer, integrated dishwasher, central heating radiator, wood effect flooring, inset LED lighting, upvc double glazed windows to front and side. Upvc double glazed French doors opening onto Garden.











UTILITY ROOM

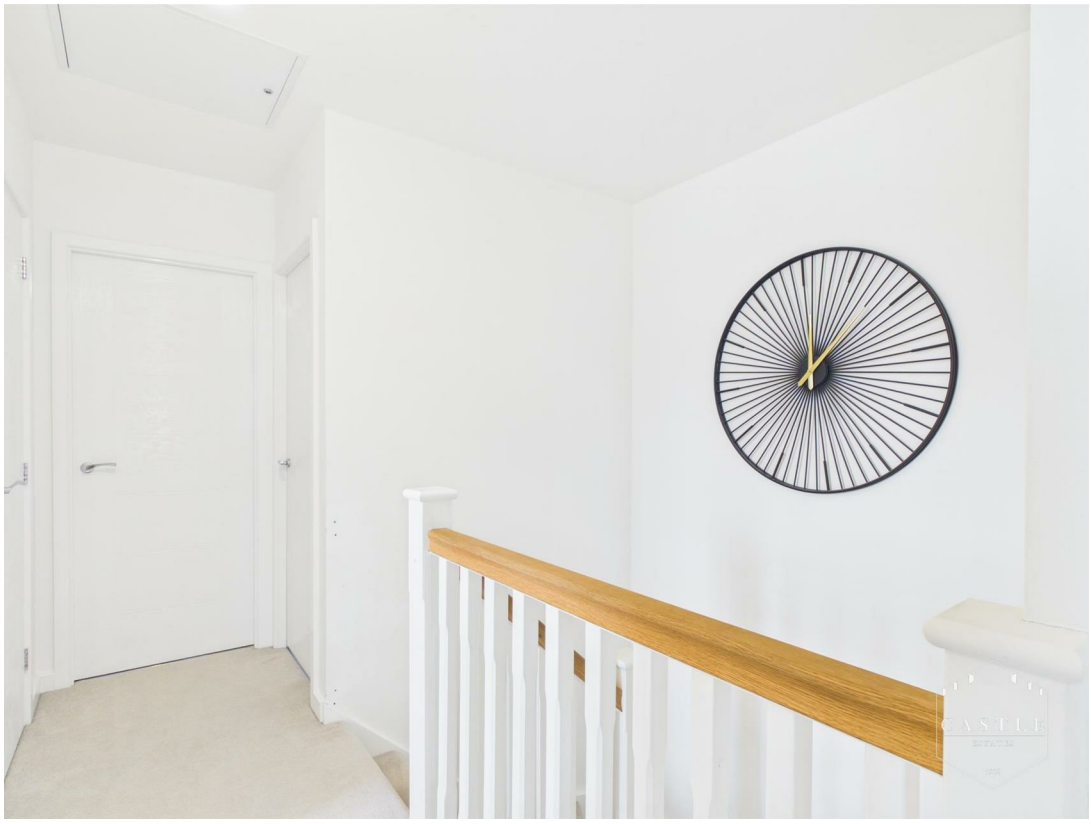
7'1 x 5'2 (2.16m x 1.57m)

having range of matching units and work surfaces, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator and wood effect flooring.



FIRST FLOOR LANDING

14'4 x 3'4 (4.37m x 1.02m)
having spindle balustrading and access to the roof space.



MASTER BEDROOM

11'7 x 8'8 (3.53m x 2.64m)

having mirror front sliding wardrobes, central heating radiator and upvc double glazed window to side. Door to Ensuite Shower Room.





ENSUITE SHOWER ROOM

7'1 x 5'4 (2.16m x 1.63m)

having fully tiled double shower cubicle, low level w.c., vanity unit with wash hand basin, white heated towel rail, ceramic tiled splashbacks, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to rear.





BEDROOM TWO

10'10 x 10'8 (3.30m x 3.25m)
having central heating radiator and upvc double glazed window to side.





BEDROOM THREE

11 x 9'2 (3.35m x 2.79m)
having central heating radiator, upvc double glazed windows to side and front.





BEDROOM FOUR

8'11 x 8'6 (2.72m x 2.59m)
having central heating radiator and upvc double glazed window to front.





BATHROOM

9'10 x 5'6 (3.00m x 1.68m)

having white suite including panelled bath, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, white heated towel rail, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to front.



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE with up and over door, power and light. Gardens front and side with mature shrubs and hedged boundary. Side gate to a fully enclosed rear garden with patio area, lawn, flower borders with shrubs and well fenced boundaries.







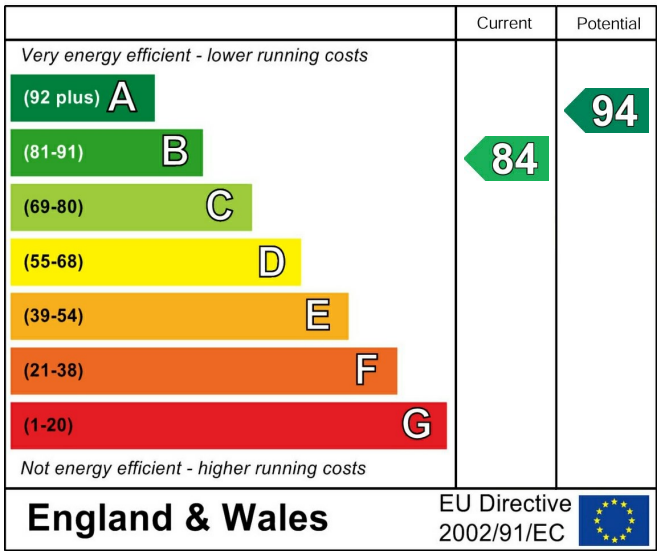




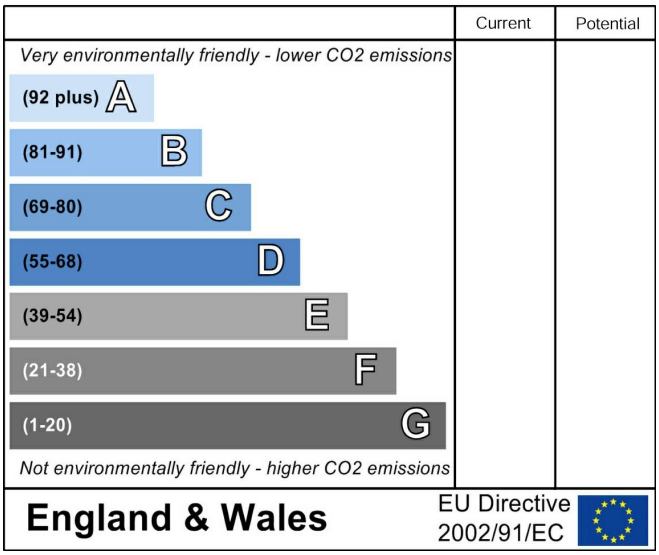


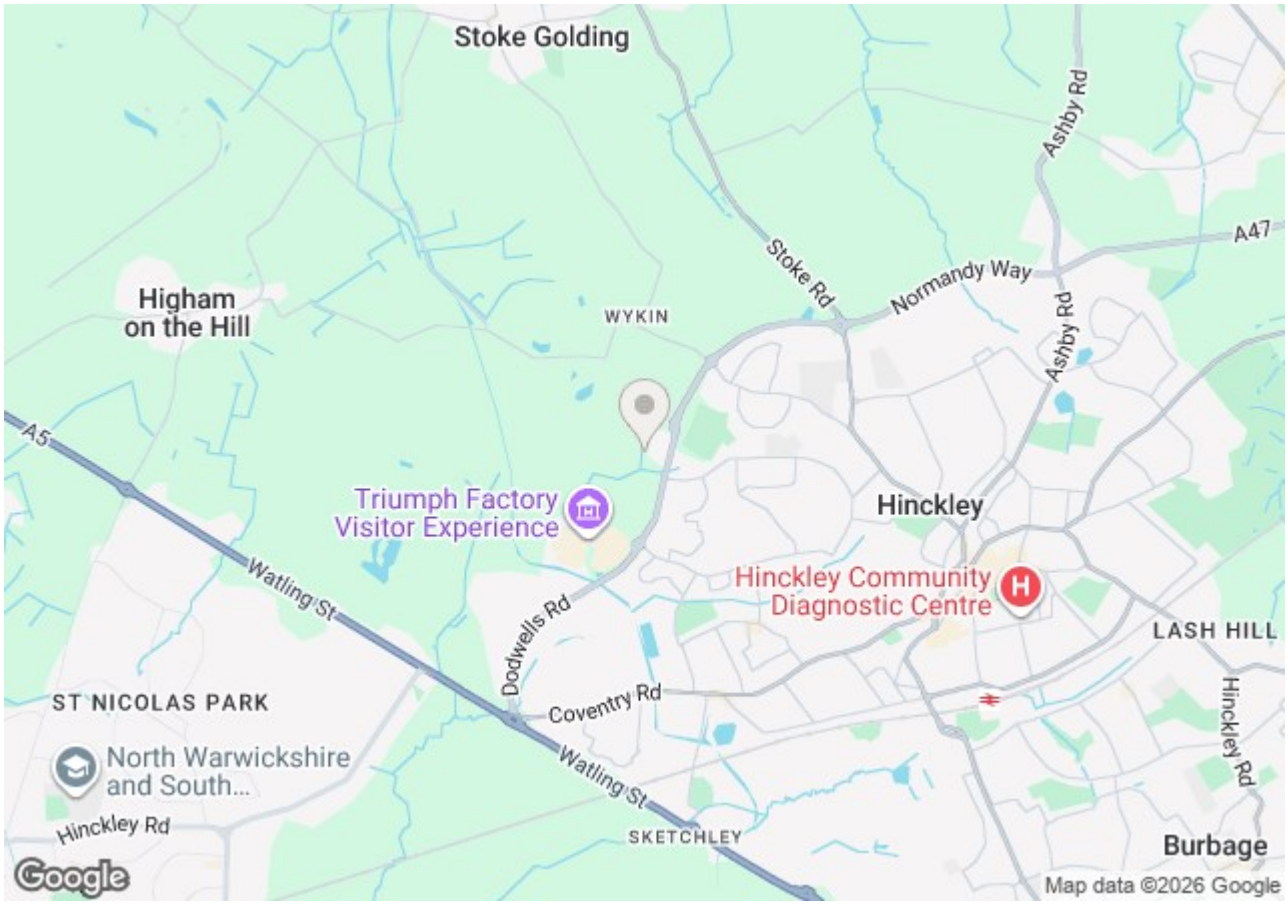


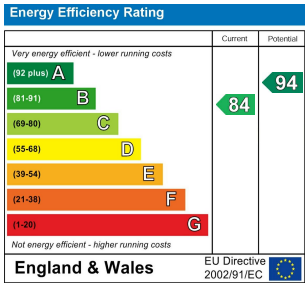
Energy Efficiency Rating

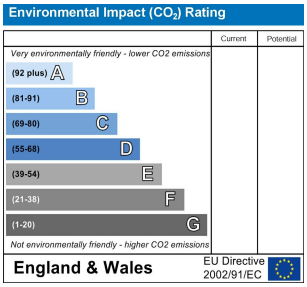


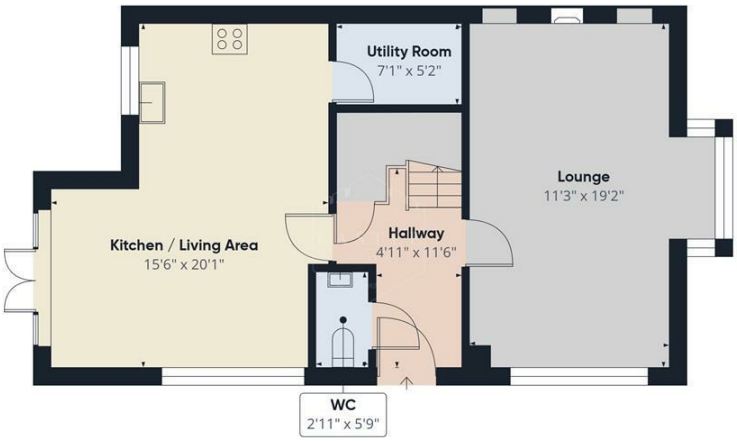
Environmental Impact (CO_2) Rating



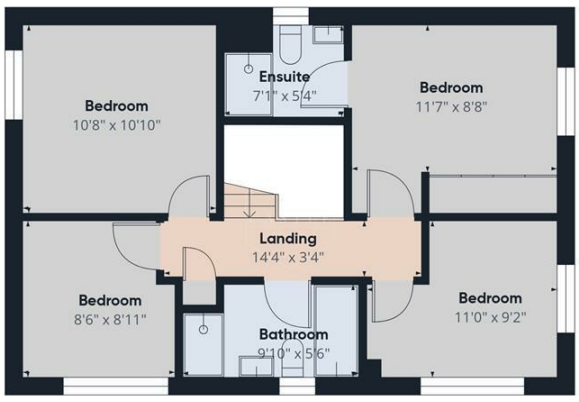

Stoke Golding
Ashby Rd
A47
Stoke Rd
Normandy Way
Higham
on the Hill
WYKIN
Ashby Rd
A5
Triumph Factory
Visitor Experience
Hinckley
Watling St
Hinckley Community
Diagnostic Centre
Dodwells Rd
LASH HILL
ST NICOLAS PARK
Coventry Rd
Hinckley Rd
North Warwickshire
and South...
Watling St
Hinckley Rd
SKETCHLEY
Burbage
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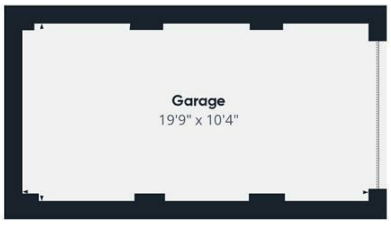




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1398 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