# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED FOUR BEDROOMED THREE STOREY SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION**



## 48 MILL HILL ROAD
## HINCKLEY LE10 0AX

## Offers In The Region Of £290,000

- Entrance Hall With Guest Cloakroom
- Well Fitted Dining Kitchen
- Family Bathroom
- Off Road Parking
- VIEWING ESSENTIAL
- Lounge To Front
- Three First Floor Bedrooms
- Second Floor Bedroom With Ensuite
- Lawned Private Rear Garden
- NO CHAIN

CASTLE ESTATES 1982

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

** NO CHAIN ** This three storey semi detached family residence enjoys many attractive features and viewing is highly recommended.

The accommodation enjoys entrance hall with guest cloakroom off, attractive lounge to front and a well fitted dining kitchen. To the first floor there are three bedrooms and a shower room. On the second floor is a further bedroom with ensuite bathroom. Outside the property has off road parking and an easy to maintain rear garden.

It is situated in a convenient location close to Hinckley town centre where there are a wide range of shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5 and M69 junctions makes travelling to further very good.

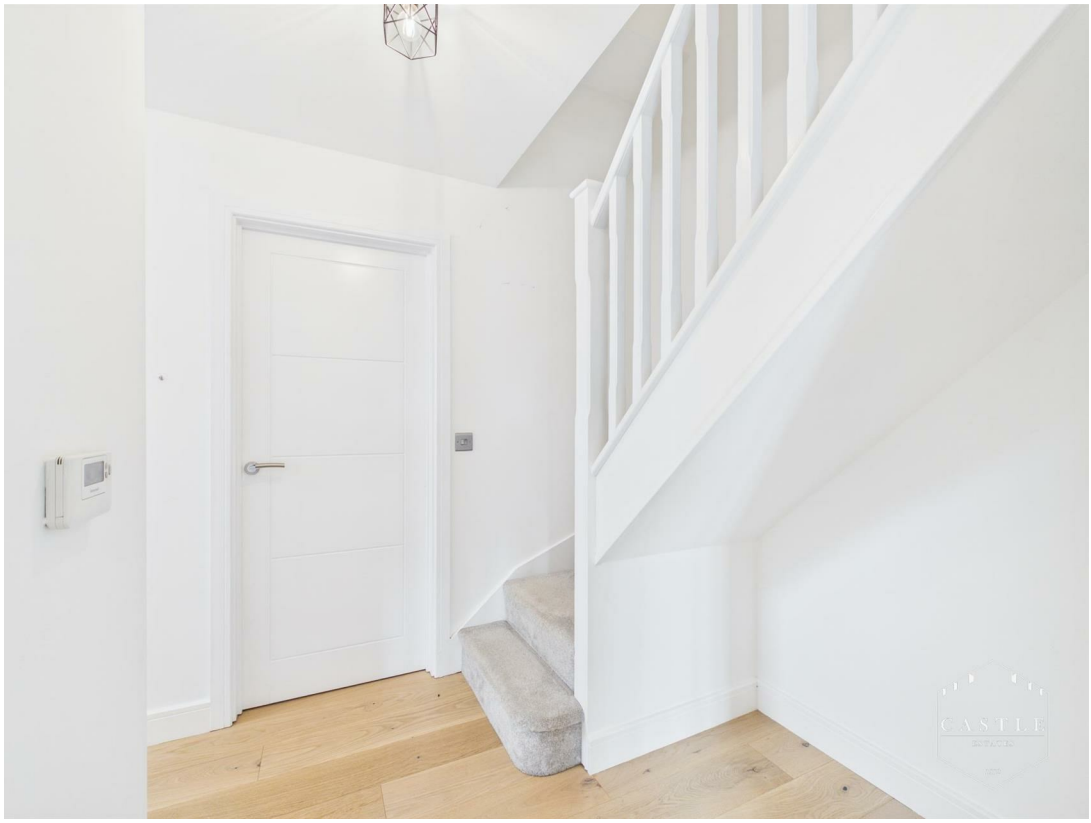
## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

13'2 x 3'7 (4.01m x 1.09m )
having composite front door with obscure glass, wood effect flooring and central heating radiator. Feature 'dog leg' staircase to First Floor Landing.





## GUEST CLOAKROOM

6'5 x 2'10 (1.96m x 0.86m)
having low level w.c., vanity unit with wash hand basin, central heating radiator, wood effect flooring and upvc double glazed window to front.



## LOUNGE

13'2 x 8'9 (4.01m x 2.67m )

having upvc double glazed square bay window to front, central heating radiator and tv aerial point.





## DINING KITCHEN

13'2 x 11'5 (4.01m x 3.48m )

Newly fitted kitchen having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, integrated fridge freezer, integrated washing machine, central heating radiator, wood effect flooring, inset LED lighting, upvc double glazed window to rear and French doors opening onto Garden.







## FIRST FLOOR LANDING

13'1 x 6 (3.99m x 1.83m )
having balustrading and central heating radiator.



## BEDROOM ONE

13'3 x 8'10 (4.04m x 2.69m )
having upvc double glazed square bay window to front and central heating radiator.





## BEDROOM TWO

11'5 x 6'8 (3.48m x 2.03m )
having upvc double glazed window to rear and central heating radiator.



## BEDROOM FOUR/STUDY

6'9 x 6'8 (2.06m x 2.03m )
having upvc double glazed window to side and central heating radiator.



## SHOWER ROOM

6'1 x 5'10 (1.85m x 1.78m )

Newly fitted Shower room having double shower cubicle with rain shower and handheld shower, vanity unit with wash hand basin, integrated low level w.c., ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to rear.



## SECOND FLOOR LANDING

7 x 5'6 (2.13m x 1.68m )

leading to

## BEDROOM THREE

10'1 x 9'7 (3.07m x 2.92m )

having upvc double glazed window to side, wood effect flooring, eaves storage and central heating radiator.





## ENSUITE BATHROOM

7'9 x 7'3 (2.36m x 2.21m)

having panelled bath, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass to rear.



## OUTSIDE

There is off road parking to front. Pedestrian access to an easy to maintain rear garden with patio area, lawn and well fenced boundaries.



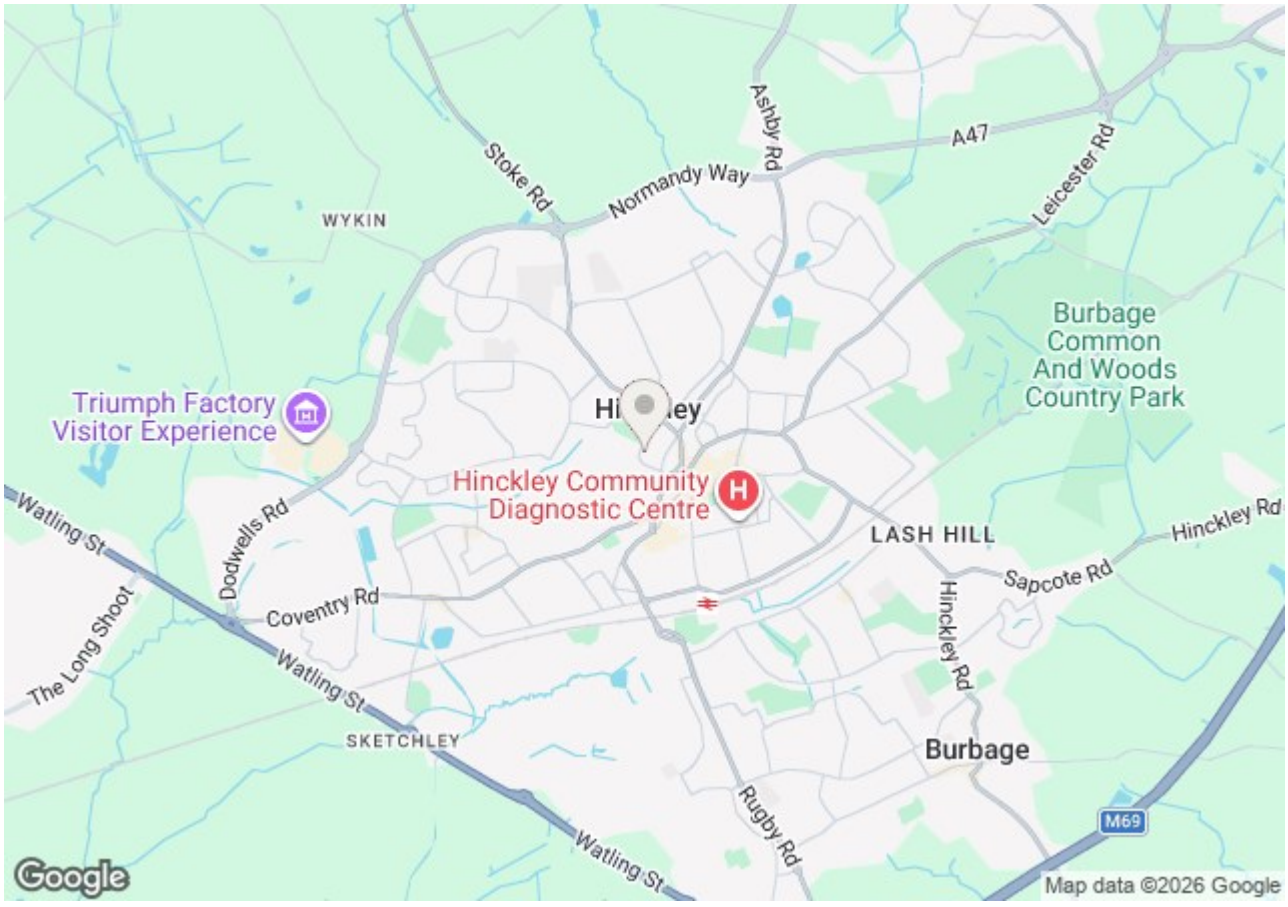


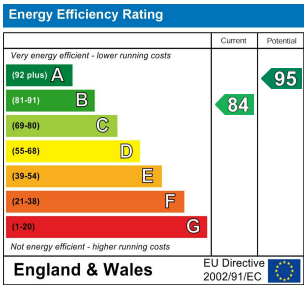
## Energy Efficiency Rating

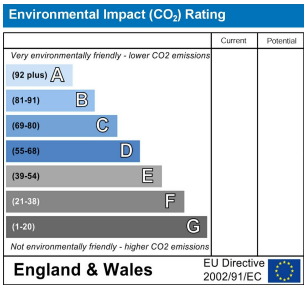
| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | 84 | 95 |
| EU Directive 2002/91/EC | | |

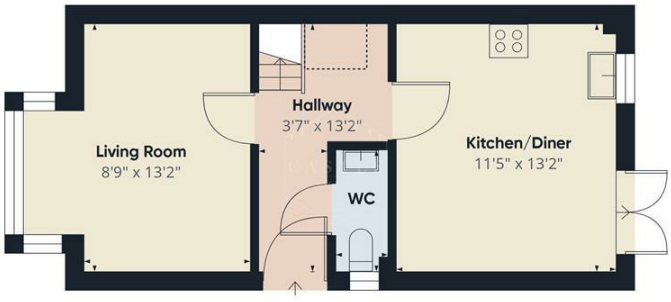
## Environmental Impact ($CO_2$) Rating

| | 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 | | |

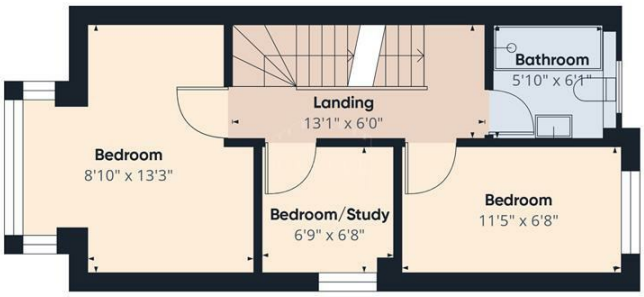




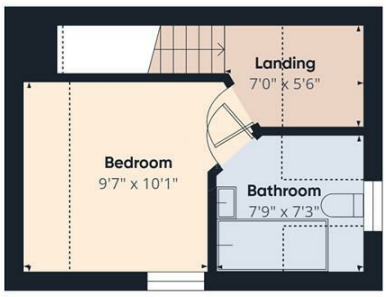




Floor 0




Floor 1




Floor 2




**Approximate total area**(1)

934 ft²

**Reduced headroom**

72 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