

# CASTLE ESTATES

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**A SPACIOUS TWO BEDROOMED DETACHED BUNGALOW SITUATED IN A SOUGHT AFTER AND CONVENIENT TOWN CENTRE LOCATION**



**30 PRINCESS ROAD  
HINCKLEY LE10 1EB**

**Guide Price £230,000**

- Entrance Hall & Guest Cloakroom
- Separate Sitting Room
- Master Bedroom & Ensuite Bathroom
- First Floor Bathroom
- Private Mature Rear Garden
- Dual Aspect Lounge
- Kitchen & Utility Room
- First Floor Guest Bedroom Two
- Ample Off Road Parking
- Sought After Town Centre Location



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rightmove

## VIEWING

By arrangement through the Agents.

## DIRECTIONAL NOTE

Travel from our offices on Upper Castle Street onto The Lawns, straight over at crossroads onto Queens Road and continue down here. Princess Road is the last turning on the right hand side, this property can be seen on the left hand side.

## DESCRIPTION

This spacious detached bungalow is situated in a convenient and popular residential location, close to all local amenities.

The accommodation boasts of an entrance hall, guest cloakroom, dual aspect lounge, separate sitting room, well fitted kitchen, utility room, master bedroom with ensuite bathroom. To the first floor there is a further guest bedroom and an adjacent bathroom. Outside the property has ample parking and a private south facing rear garden with veranda.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises -

## ENTRANCE VESTIBULE

having upvc double glazed front door and side window. Original door with leaded lights to Hall.

## HALL

19'8" x 8'6" (6m x 2.6m )

having central heating radiator. Dog leg staircase to the first floor landing.

## GUEST CLOAKROOM

having low level w.c. pedestal wash hand basin and central heating radiator.



## LOUNGE

15'1" x 11'9" (4.6m x 3.6m )

being dual aspect having feature fireplace with living flame gas fire and tiled hearth, tv aerial point, two central heating radiators, wall light points, upvc double glazed side windows and upvc double glazed patio door opening onto the private rear garden.



## LOUNGE





## KITCHEN

11'9" x 7'10" (3.6m x 2.4m )

having a good range of fitted units including base units, drawers and wall cupboards, matching onyx effect work surfaces and ceramic tiled splashbacks, inset single drainer sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, built in rangmaster style cooker with oven and grill, gas hob with extractor hood over, Cotswold stone fireplace, central heating radiator, gas fired boiler for central heating and domestic hot water.



## KITCHEN



## MASTER BEDROOM

13'5" x 8'6" (4.1m x 2.6m )

having upvc double glazed bay window, central heating radiator and two built in wardrobes with cupboards over.



## ENSUITE BATHROOM

7'2" x 5'2" (2.2m x 1.6m )

having panelled bath with shower over, rail and curtain, vanity unit with wash hand basin, low level w.c., built in storage cupboard, extractor fan and central heating radiator.





## SITTING ROOM

10'9" x 9'2" (3.3m x 2.8m )

having central heating radiator, upvc double glazed windows and door opening onto the private rear garden.



## SITTING ROOM



## UTILITY ROOM

9'2" x 3'11" (2.8m x 1.2m)

having base unit, work surface and inset single drainer sink, space and plumbing for washing machine, space for tumble dryer. spot lighting and upvc double glazed window overlooking the rear garden.

## FIRST FLOOR

## GUEST BEDROOM TWO

15'8" x 9'10" (4.8m x 3m )

having double glazed roof lights with blinds, spot lighting and central heating radiator.



## BATHROOM

8'6" x 7'2" (2.6m x 2.2m )

having white suite including panelled bath with electric shower over, pedestal wash hand basin, low level w.c., eaves storage and spot lighting.





## OUTSIDE

There is a block paved driveway with standing for several cars. Pedestrian access to the side via gate leading to a private rear garden with patio area, vegetable area, garden lighting, hedged and fenced boundaries. VERANDA (4.4M X 3.4M) with paved area. South facing rear aspect.



## OUTSIDE






## OUTSIDE




## OUTSIDE - REAR ELEVATION



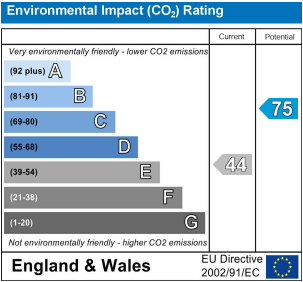
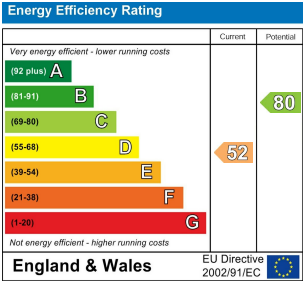
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

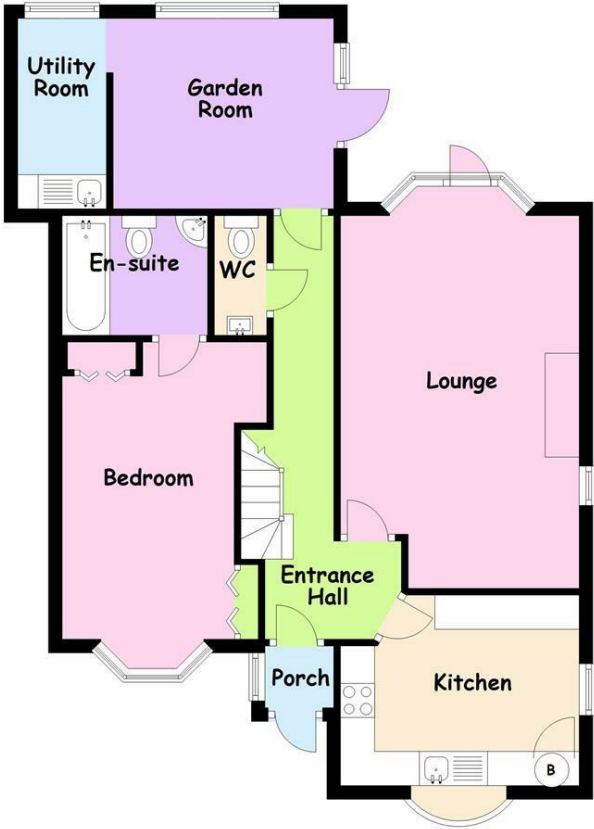
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

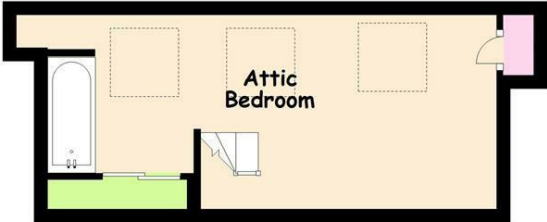




Ground Floor



First Floor



## 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 12.00 pm

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