

CASTLE ESTATES

chartered surveyors • estate agents • valuers

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED TWO BEDROOMED TERRACE PROPERTY SITUATED IN SOUGHT AFTER AND CONVENIENT TOWN CENTRE LOCATION



**45 THORNYCROFT ROAD
HINCKLEY LE10 1BG**

Guide Price £175,000

- Attractive Dining Room
- Well Fitted Kitchen
- Two First Floor Double Bedrooms
- Decked Private Rear Garden
- Sought After Town Centre Location
- Lounge With Feature Fireplace
- Useful Ground Floor Bathroom
- First Floor Luxury Fitted Bathroom
- Useful Log Cabin/Hobbies Room
- VIEWING ESSENTIAL



112 Castle Street • Hinckley • Leicestershire • LE10 1DD
sales@castles-online.co.uk 01455 617997 castles-online.co.uk

rightmove 

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from our office on Upper Castle Street onto The Lawns and take the second turn right at the crossroads onto Thornycroft Road. This property can be seen on the right hand side. There is a permit available for parking in the public car park opposite, this is £50.00 per year.

DESCRIPTION

This beautifully presented and much improved mid terrace property must be viewed internally to fully appreciate its wealth of quality fixtures and fittings.

The accommodation boasts two attractive reception rooms, modern gloss fitted kitchen and a useful ground floor bathroom. To the first floor there are two double bedrooms and a recently refitted luxury family bathroom. Outside the property enjoys a decked rear garden with a superb fully insulated log cabin/hobbies room or outer office.

It is situated in a popular and convenient town centre location, ideal for all local shops, schools and amenities. More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

DINING ROOM

12'1" x 12'1" (3.7m x 3.7m)

having composite double glazed front door with fan light window and number, feature fireplace with attractive surround and tiled hearth, central heating radiator and laminated wood effect flooring.



INNER LOBBY

having original built in double cupboard.

SITTING ROOM

13'1" x 11'9" (4m x 3.6m)

having feature fireplace with living flame gas fire, cream marble surround and hearth, central heating radiator and tv aerial point.



KITCHEN

14'5" x 7'2" (4.4m x 2.2m)

having an attractive range of gloss taupe units including base units, drawers and wall cupboards, matching speckle effect work surfaces and upstand, inset sink with mixer tap and rinsing bowl, space and plumbing for washing machine, built in double oven and grill, four ring gas hob with extractor hood over and splashback, space for fridge freezer, gas fired boiler for central heating and domestic hot water, ceramic grey wood effect flooring and upvc double glazed side entrance door to garden.



BATHROOM

7'10" x 5'6" (2.4m x 1.7m)

having white suite including panelled bath with electric shower over, rail and curtain, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled flooring and ceramic tiled splashbacks.



FIRST FLOOR LANDING

having central heating radiator.

BEDROOM ONE

13'9" x 12'1" (4.2m x 3.7m)

having central heating radiator and walk in closet with access to the roof space.



BEDROOM TWO

13'1" x 11'1" (4m x 3.4m)
having central heating radiator.



BEDROOM TWO



BATHROOM

13'5" x 7'2" (4.1m x 2.2m)

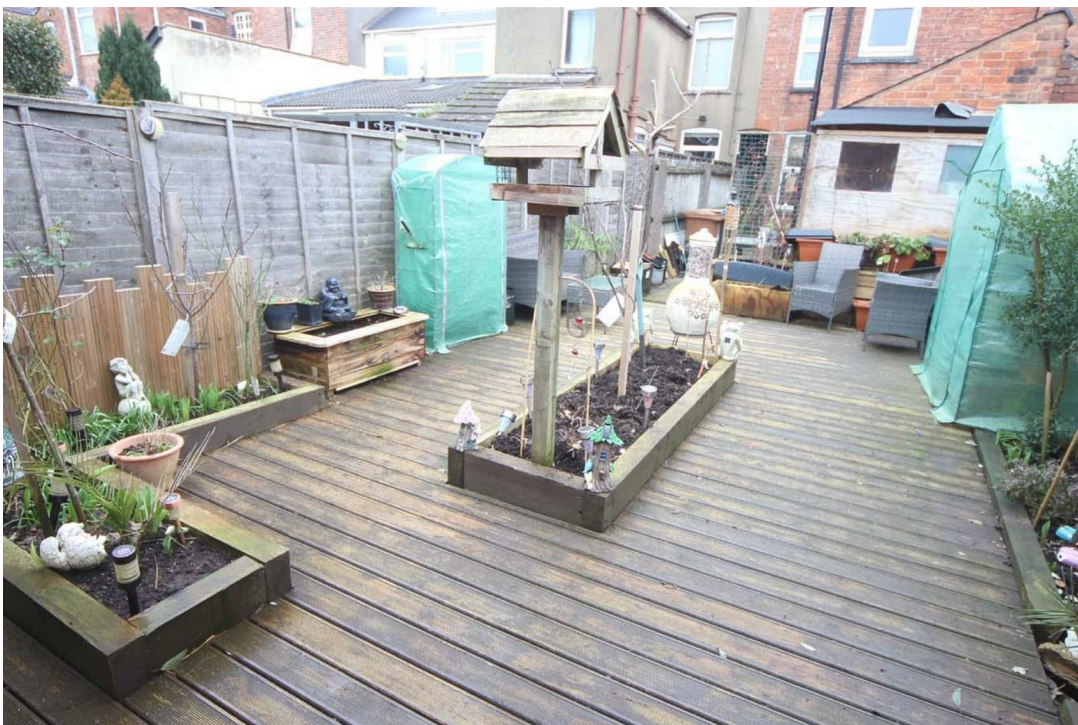
having been recently refitted with contemporary suite including double ended claw foot bath with shower attachment, low level w.c., pedestal wash hand basin, fully tiled shower cubicle, concertina style heated towel rail, access to the roof space, marble effect wall tiles and flooring.



OUTSIDE

A picket fenced foregarden. Shared pedestrian access via gate leading to a private rear garden. Yard area with outside tap and store. A decked rear garden with raised beds, flower and shrub borders. FULLY INSULATED LOG CABIN (3.7m x 2.6m) having upvc double glazed double doors, power and light.

There is a permit available for parking in the public car park opposite, this is £50.00 per year.




OUTSIDE




LOG CABIN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 46.5 sq. metres (500.9 sq. feet)



First Floor
Approx. 46.6 sq. metres (501.8 sq. feet)



Total area: approx. 93.2 sq. metres (1002.7 sq. feet)

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
