

CASTLE ESTATES

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A SPACIOUS AND WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING IN APPROXIMATELY THREE QUARTERS OF AN ACRE OF BEAUTIFULLY MAINTAINED LAWNED PRIVATE GARDENS WITH OPEN COUNTRYSIDE SURROUNDING



BEEHCROFT HINCKLEY ROAD WOLVEY LE10 3HQ

Price £675,000

- Impressive Hall & Guest Lounge
- Separate Family Room
- Utility Room
- Four Good Sized Bedrooms
- Ample Parking, Two Driveways & Detached Garage
- Well Proportioned Lounge & Dining Room
- Large Recently Refitted Breakfast Kitchen
- Spacious Double Glazed Conservatory
- Two Ensuites & Refitted Family Bathroom
- Mature & Private Gardens To All Sides



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VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley onto the A5/M69 motorway junction and follow the signs for Wolvey. Continue into the village and you will see this property on the left hand side, after approximately one mile.

DESCRIPTION

This well appointed and spacious detached family residence stands on a superb plot of approximately three quarters of an acre. The private and mature gardens boast of open countryside to all sides. There is ample off road parking for numerous cars. caravan standing space and a detached brick built garage. Viewing is essential.

The accommodation enjoys impressive entrance hall with guest cloakroom off, lounge with double -sided log burning stove, further family room, separate dining room/office, large recently refitted breakfast kitchen with integrated appliances, utility room and a spacious double glazed conservatory. To the first floor are four good sized bedrooms - two with ensembles and a refitted family bathroom.

It is situated in a popular location, close to all local amenities. Commuters will find easy access to the A47, A5 and M69 junctions making travelling to further afield excellent,

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

ENTRANCE HALL

24'3" x 8'2" (7.4m x 2.5m)

having hardwood front door with coloured leaded lights, central heating radiator and Cornish slate style flooring. Feature spindle balustraded staircase to the first floor landing.



GUEST CLOAKROOM

having white low level w.c., pedestal wash hand basin, extractor fan, inset ceiling lighting and Cornish slate style flooring.



UTILITY ROOM

8'2" x 5'6" (2.5m x 1.7m)

having solid butchers block work surfaces with space and plumbing beneath for washing machine and tumble dryer, large full length storage cupboard, central heating programmer and central heating radiator.



LOUNGE

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

having feature log burning stove, central heating radiator and views over garden.



DINING ROOM/STUDY

13'9" x 9'6" (4.2m x 2.9m)

having upvc double glazed bay window overlooking garden, central heating radiator, pine fireplace with tiled surround and slate hearth.



DINING ROOM/STUDY



FAMILY ROOM

12'5" x 11'9" (3.8m x 3.6m)

having Cornish slate style flooring, central heating radiator, side windows and upvc double glazed French doors opening onto the rear garden.



BREAKFAST KITCHEN

20'4" x 16'0" (6.2m x 4.9m)

having an attractive range of recently refitted Shaker style mid green units including base units, drawers and wall cupboards, matching butcher block work surfaces and inset double bowl deep porcelain sink with mixer tap, integrated dishwasher, built in rangemaster style cooker with five ring gas hob, griddle, two ovens, grill and storage drawer, space for upright fridge and freezer, log burner, two Georgian glazed doors to Conservatory.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



CONSERVATORY

18'4" x 12'1" (5.6m x 3.7m)

having Cornish slate style flooring, double glazed windows and doors opening onto the private rear garden.



CONSERVATORY



T SHAPED LANDING

15'5" (one leg) - 11'1" (one leg) (4.7m (one leg) - 3.4m (one leg))

having spindle balustrading, access to the roof space with drop down ladder and central heating radiator.



T SHAPED LANDING



MASTER BEDROOM

16'0" x 11'1" (4.9m x 3.4m)

having upvc double glazed bay window overlooking countryside, central heating radiator, excellent range of fitted furniture including three double wardrobes, two single wardrobes, bedside drawers and chest of drawers.



MASTER BEDROOM



ENSUITE BATHROOM

having been recently refitted with P ended bath with fully tiled shower area and screen, vanity unit with wash hand basin, low level w.c., inset ceiling lighting, extractor fan, contemporary grey slate effect walls and flooring.



ENSUITE BATHROOM



GUEST BEDROOM TWO

12'1" x 11'9" (3.7m x 3.6m)

having central heating radiator and excellent range of fitted wardrobes.



GUEST BEDROOM TWO



ENSUITE SHOWER ROOM

having fully tiled shower cubicle, pedestal wash hand basin, low level w.c., inset ceiling lighting, extractor fan and ladder style heated towel rail.



BEDROOM THREE

11'9" x 11'9" (3.6m x 3.6m)

having central heating radiator, excellent range of fitted wardrobes and dressing table with drawers.



BEDROOM THREE



BEDROOM FOUR

10'5" x 9'6" (3.2m x 2.9m)

having central heating radiator and excellent range of fitted furniture.



BEDROOM FOUR



BATHROOM

having recently refitted white suite including fully tiled shower cubicle, vanity unit with wash hand basin, low level w.c., chrome ladder style heated towel rail, inset ceiling lighting, white ceramic tiled walling and grey polished porcelain flooring.



BATHROOM



OUTSIDE

There are gardens extending to approximately three quarters of an acre being principally laid to lawn with mature trees and shrubs, block paved patio, well fenced and hedged boundaries. Two driveways with ample off road parking, caravan standing and a BRICK BUILT GARAGE (5.6m x 5.8m) having electric roller shutter door, side personal door, roof storage, power and light. Security lighting and cold water tap. Open countryside views to all sides.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



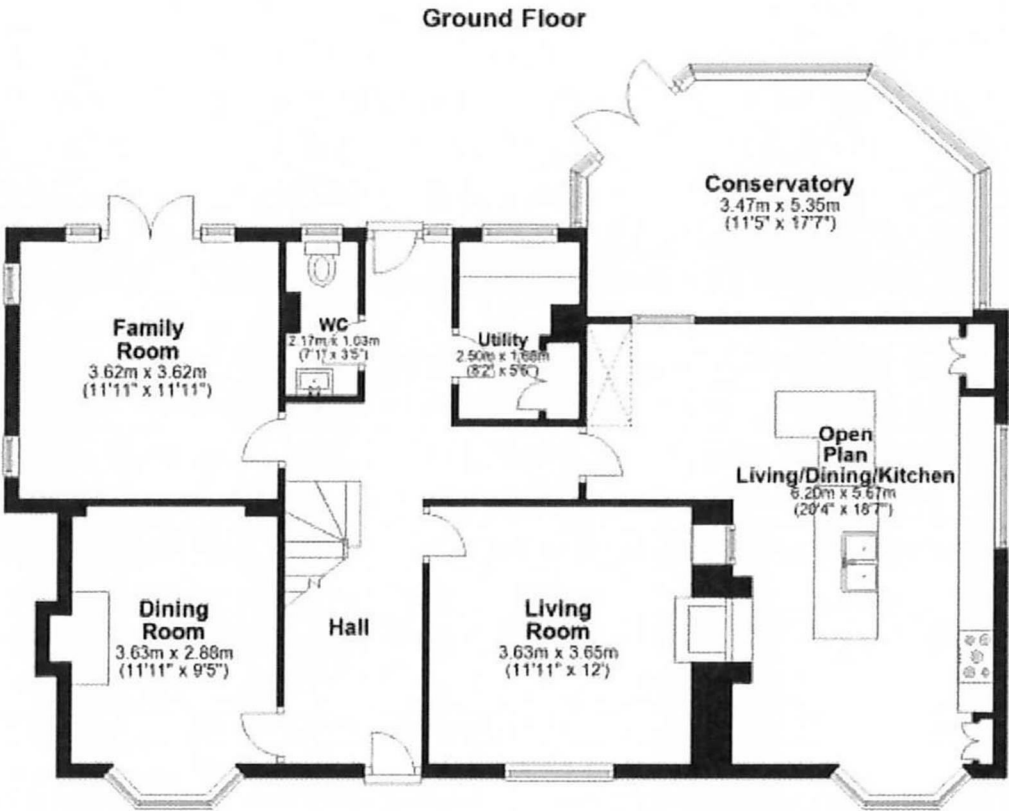
OUTSIDE



OUTSIDE



GROUND FLOOR PLAN




FIRST FLOOR PLAN


First Floor

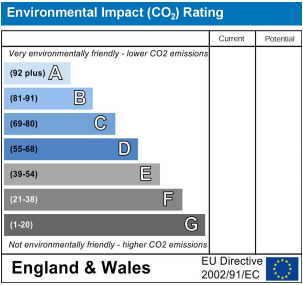
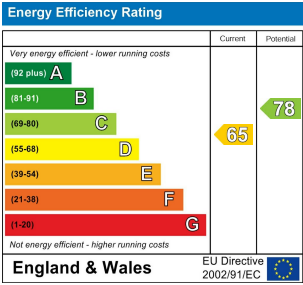


Energy Efficiency Rating

	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		
	65	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) 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 	



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
