

# CASTLE ESTATES

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**A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**7 LAMFORD CLOSE  
HINCKLEY LE10 0XF**  
**Chain Free £235,000**

- Entrance Hall
- Contemporary Fitted Kitchen
- Modern Family Bathroom
- Private Easy To Maintain Rear Garden
- Attractive Lounge
- Three Good Sized Bedrooms
- Ample Off Road Parking
- VIEWING ESSENTIAL



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## VIEWING

By arrangement through the Agents.

## DIRECTIONAL NOTE

Travel out of Hinckley along Upper Bond Street and turn left onto Hollycroft. Continue past the park and take the second left into Lismore Drive. At the T junction with Outlands Drive, turn right, up the hill and take the second left into Seaforth Drive. Second left again into Deveron Way and first right into Lamford Close.

## DESCRIPTION

This well presented and much improved semi detached family residence must be viewed internally to fully appreciate its wealth of attractive, quality fixtures and fittings.

The accommodation boasts an entrance hall, attractive lounge with feature fireplace, contemporary fitted kitchen with integrated appliances. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking as well as potential further parking to the side, if required. The rear garden is private and easy to maintain.

It is situated in a popular residential location, close to local shops. Hinckley town centre is approximately one and half miles away with its larger shops, schools and amenities. The property is convenient for persons needing to commute via the A47 Northern Perimeter Road to the A5 and M69 junctions making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

### ENTRANCE HALL

having central heating radiator, upvc double glazed front door and window.

### LOUNGE

12'9" x 11'1" (3.9m x 3.4m )

having feature fireplace with inset gas fire, tv aerial point, central heating radiator and plaster covered ceiling.



## KITCHEN

14'9" x 11'5" (4.5m x 3.5m )

having an attractive range of contemporary gloss units including ample base units, drawers and wall cupboards, matching solid granite work surfaces and ceramic tiled splashbacks, inset sink with rinsing bowl and mixer tap, rangemaster cooker with five ring gas hob and stainless steel splashback, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine, laminated wood effect flooring, pantry store, gas fired boiler for central heating and domestic hot water. Upvc double glazed sliding doors leading to outside decking area.



## KITCHEN



## KITCHEN



## FIRST FLOOR LANDING

6'10" x 5'6" (2.1m x 1.7m)

having built in storage with immersion heater, access to the boarded and insulated roof space housing the hot water tank.

## BEDROOM ONE

11'1" x 8'6" (3.4m x 2.6m )

having built in wardrobe, restored painted original floorboards, tv aerial point and central heating radiator.



## BEDROOM TWO

8'10" x 8'2" (2.7m x 2.5m )

having central heating radiator and tv aerial point.



## BEDROOM THREE

9'2" x 5'2" (2.8m x 1.6m )

having central heating radiator.



## BATHROOM

6'6" x 5'2" (2m x 1.6m )

having modern white suite including panelled bath with shower over, low level w.c., pedestal wash hand basin, half tiled walls and central heating radiator.



## OUTSIDE


There is direct vehicular access over a block paved driveway with standing for upto three cars. Side access leading to extra parking, if required. A fully enclosed rear garden with feature decked area, artificial lawn, two garden sheds, protected sliver birch tree and fenced boundaries. Private not overlooked from the rear.




## OUTSIDE



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

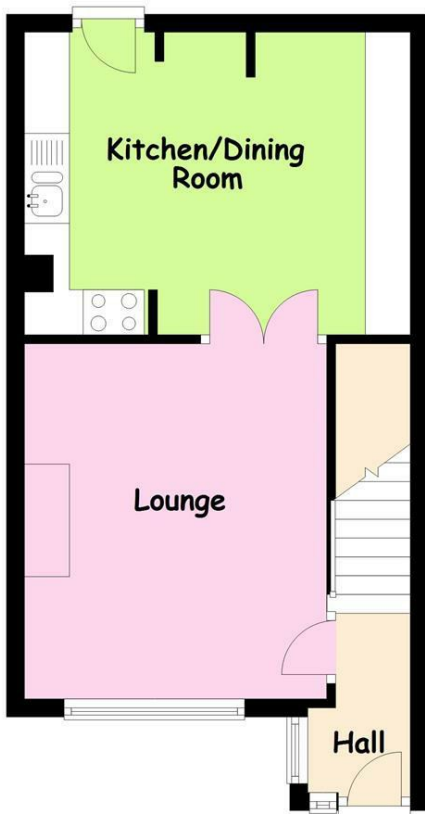
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
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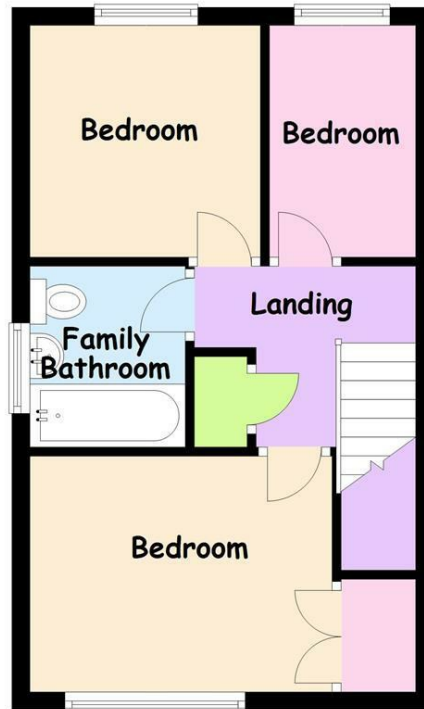
### Ground Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



### First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



Total area: approx. 63.0 sq. metres (678.0 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

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