

CASTLE ESTATES

chartered surveyors • estate agents • valuers

**A BEAUTIFULLY PRESENTED FULLY FURNISHED THREE STOREY PROPERTY
SITUATED IN A CONVENIENT LOCATION WITH UTILITY BILLS INCLUDED. STRICTLY
NO PETS & NO SMOKERS.**



THE STABLES, LEICESTER GRANGE FARM WATLING STREET

£1,500 PCM

- Impressive Entrance Hall
- Ground Floor Guest Cloakroom
- Second Floor Occasional Bedroom/Study
- Pleasant Decked Garden Area
- Superb Living Kitchen
- Two First Bedrooms With Ensuites
- Private Designated Parking To Rear
- £1500 PCM To Include Utilities & Council Tax



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rightmove

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from Hinckley into Burbage along Rugby Road. Go around the M69/A5 island following the signs for the A5 (signposted London). You will see the first private driveway on the right hand side signposted for Barnacles restaurant, travel along here and follow the road. There will be someone to meet you in the car park and take you to the property.

ENTRANCE HALL

13'1" x 6'6" (4m x 2m)

having solid hardwood front door, full length double glazed window, central heating radiator, beamed ceiling, tiled and oak flooring. Feature oak and glass staircase leading to first floor landing.



LIVING KITCHEN

26'6" x 14'1" (8.1m x 4.3m)

having an excellent range of contemporary units including base units and drawers, matching work surfaces and upstand, inset double bowl stainless steel sink with mixer tap, integrated dishwasher, integrated fridge, built in rangemaster style cooker with double oven and grill, five ring gas hob, stainless steel splashback and cooker hood over, inset LED lighting, solid oak strip flooring, beamed ceiling, feature fireplace with log burning stove, wall mounted tv aerial point, built in storage cupboard, inset ceiling lighting.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



GUEST CLOAKROOM

having white low level w.c., pedestal wash hand basin, ceramic tiled flooring, central heating radiator and LED lighting.



FIRST FLOOR LANDING

13'9" x 6'10" (4.2m x 2.1m)
having LED lighting.



FIRST FLOOR LANDING



FIRST FLOOR LANDING



MASTER BEDROOM

14'5" x 13'1" max (4.4m x 4m max)

having central heating radiator, strip oak flooring, built in wardrobe and chest of drawers.



ENSUITE SHOWER AREA

having fully tiled shower cubicle, pedestal wash hand basin, low level w.c., chrome ladder style heated towel rail, LED lighting and vinyl flooring.



BEDROOM TWO

14'1" x 14'5" (4.3m x 4.4m)

having central heating radiator and strip oak flooring. Feature staircase leading to Second Floor.



BEDROOM TWO



EN-SUITE SHOWER ROOM

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, chrome ladder style heated towel rail, panelled walling and vinyl flooring.



SECOND FLOOR

OCCASIONAL BEDROOM/STUDY ROOM

13'1" x 10'2" (4m x 3.1m)

having oak strip flooring, vellux double glazed roof light and glass balustrading.



OUTSIDE

There is a rear hardstanding with chip stone flags and two decked areas. Westerly facing rear aspect. Parking for several cars.

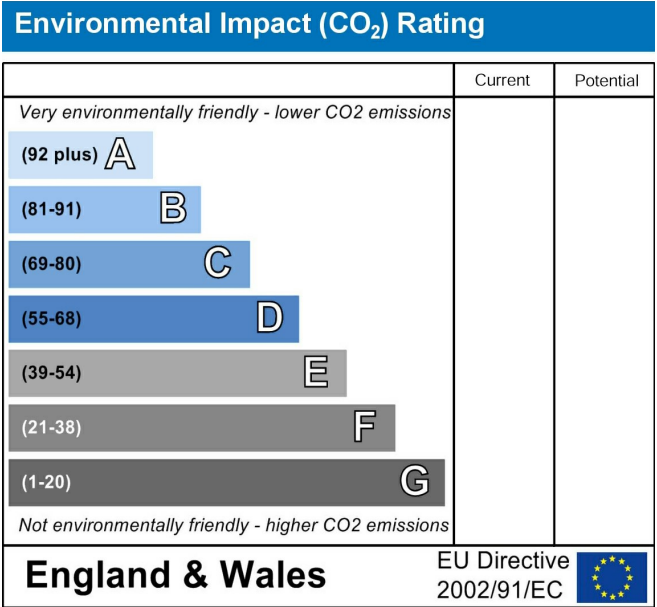
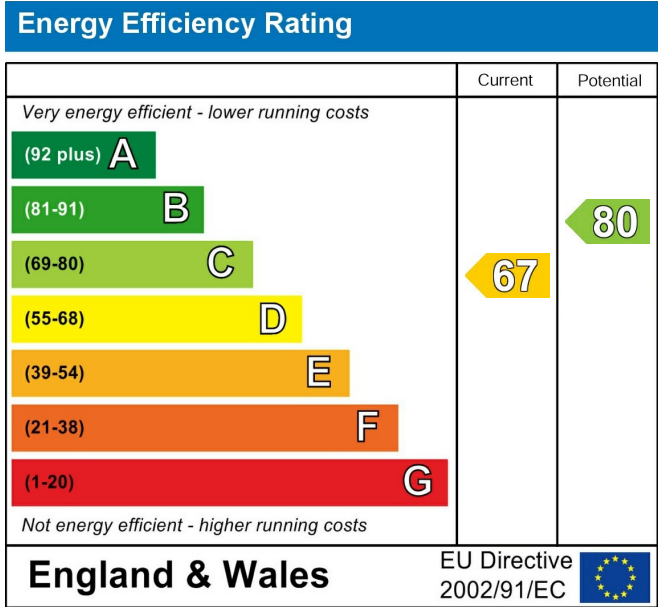


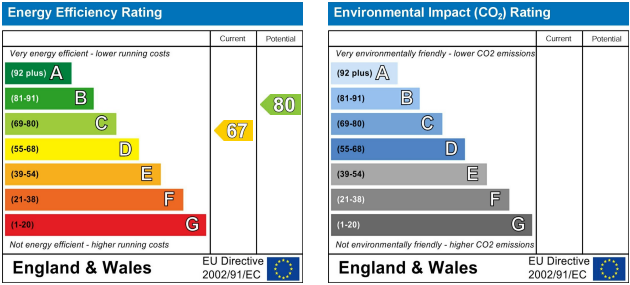
OUTSIDE



OUTSIDE







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
