

# CASTLE ESTATES

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**A WELL PRESENTED TWO BEDROOMED TRADITIONAL TOWNHOUSE SITUATED  
IN A POPULAR RESIDENTIAL LOCATION CONVENIENT FOR ALL LOCAL AMENITIES**



**94 BURLEIGH ROAD  
HINCKLEY LE10 0DQ**  
**Guide Price £165,000**

- Entrance Vestibule
- Well Fitted Dining Kitchen
- Good Sized Second Bedroom
- Ample Off Road Parking
- Sought After & Convenient Location
- Attractive Lounge
- Large Master Bedroom
- Modern Family Bathroom
- Private Well Tended Garden
- NO CHAIN



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## VIEWING

By arrangement through the Agents.

## DIRECTIONAL NOTE

Travel from the centre of Hinckley along Hollycroft, down past the park and take the fourth turn on the right into Tudor Road. Then second right into Burleigh Road. This property can be seen on the left hand side.

## DESCRIPTION

This well presented and tastefully decorated traditional townhouse is situated within easy distance of Hinckley town centre with its shops, schools and amenities.

The accommodation enjoys an entrance vestibule, attractive lounge, well fitted kitchen, two good sized bedrooms and a family bathroom. Outside the property has ample off road and a private lawned rear garden.

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

## ENTRANCE VESTIBULE

3'11" x 3'7" (1.2m x 1.1m )

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

## LOUNGE

15'8" into bay x 10'9" (4.8m into bay x 3.3m )

having feature fireplace, tv aerial point, display niche, central heating radiator and upvc double glazed bay window overlooking the front garden.



## LOUNGE



## DINING KITCHEN

15'1" x 9'6" (4.6m x 2.9m )

having a good range of fitted units including base units, drawers and wall cupboards, matching granite effect work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap and rinsor bowl, built in electric double oven, ceramic hob, washing machine and fridge freezer as fitted, laminated wood effect flooring, useful understairs storage, central heating radiator, gas fired boiler for central heating and domestic hot water. Upvc double glazed rear entrance door to garden.



## DINING KITCHEN



## FIRST FLOOR LANDING

having access to the roof space.

## BEDROOM ONE

11'9" x 11'9" - 17'0" in recess (3.6m x 3.6m - 5.2m in recess )  
having central heating radiator.



## BEDROOM ONE



## BEDROOM TWO

11'1" x 8'2" (3.4m x 2.5m )

having a range of fitted wardrobes with cupboards over, further built in cupboard and central heating radiator.



## BATHROOM

8'2" x 7'2" (2.5m x 2.2m )

having white suite including panelled bath with electric shower over and screen, low level w.c., vanity unit with wash hand basin, central heating radiator, fully tiled walls and vinyl marble effect flooring.




## OUTSIDE


There is direct vehicular access over a chip stone driveway with standing a car. Shared pedestrian access between the properties leading to a private rear garden with fenced boundaries, garden shed, lawn, chip stone borders and patio area.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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

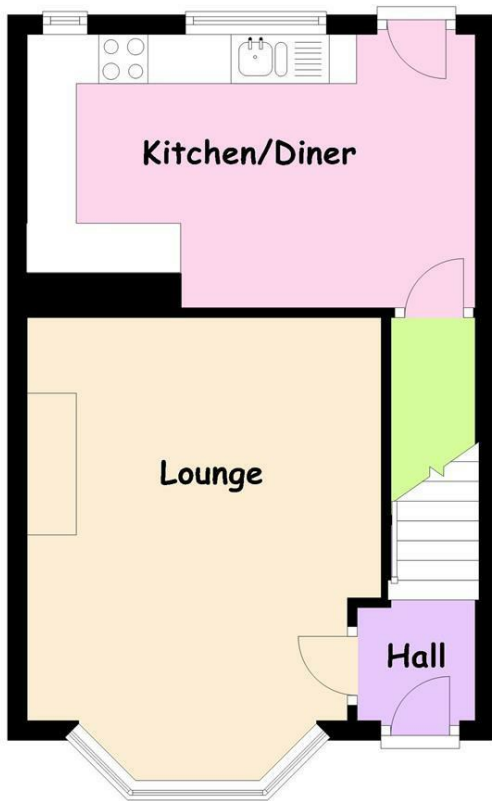
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### Ground Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 65.5 sq. metres (705.2 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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