



74b Church Street, Hinckley, LE10 2DE

£225,000

Situated within a small development in the heart of Burbage and set behind electric gates is this BRAND NEW semi detached bungalow with two bedrooms. In brief, the well appointed accommodation comprises: Entrance hallway, Living / Kitchen, Two bedrooms and a Bathroom. Outside: Enclosed rear garden and driveway parking.

Additional Image



Entrance Hallway

Living / Kitchen

16'4 x 13'9 (4.98m x 4.19m)



The kitchen is fitted with a modern range of wall and base units with integrated appliances. The living area has a window overlooking the rear garden and a door to outside.

Additional Image



Master Bedroom

10'5 x 9'2 (3.18m x 2.79m)



Bedroom Two

11'9 x 6'6 (3.58m x 1.98m)



Bathroom



With a low level w/c, wash basin and a paneled bath with shower over.

Outside



Enclosed rear garden with lawn area, driveway parking.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

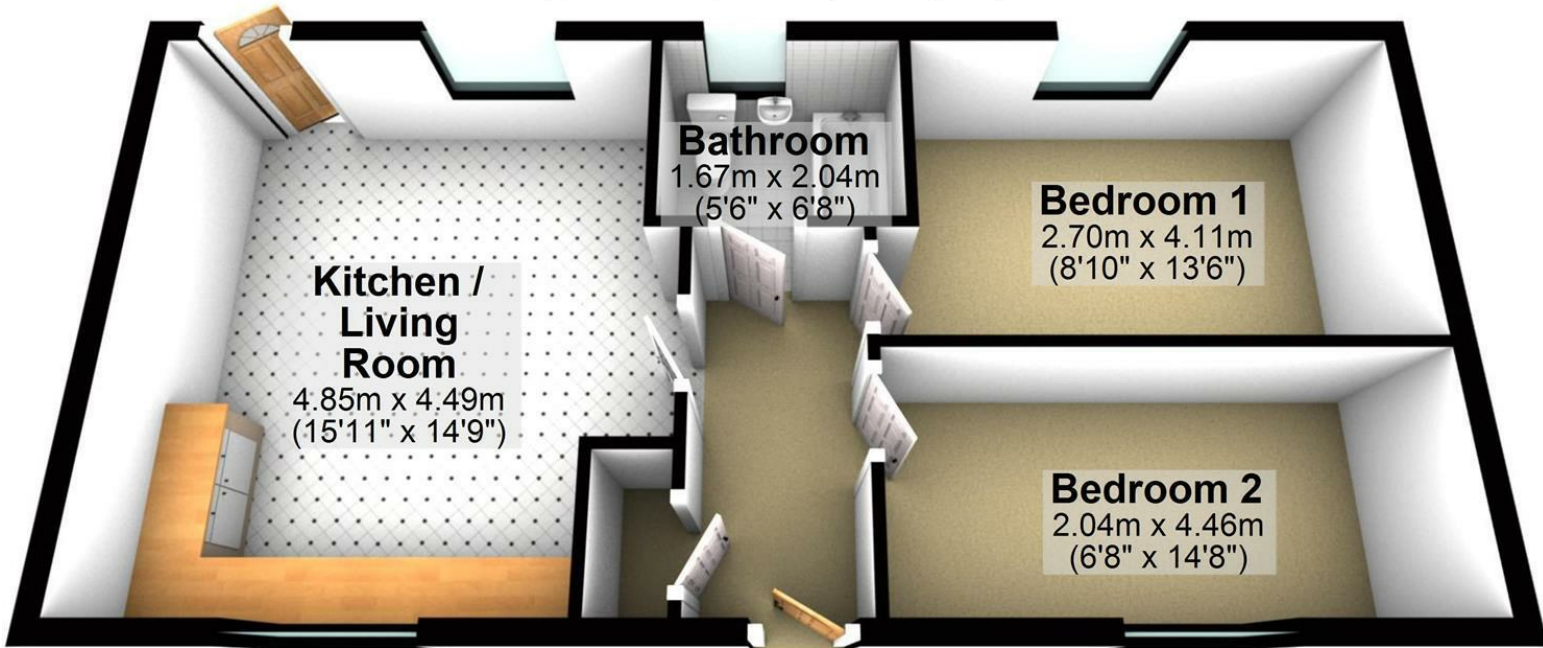
- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

Ground Floor


Approx. 52.1 sq. metres (561.0 sq. feet)



Total area: approx. 52.1 sq. metres (561.0 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		81	
(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			100
(81-91) B		85	
(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	