

# CASTLE ESTATES

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**WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER  
EDGE OF VILLAGE LOCATION WITH OPEN COUNTRY VIEWS TO THE REAR,  
CONVENIENT FOR ALL LOCAL AMENITIES.**



**166 SAPCOTE ROAD  
HINCKLEY LE10 2AY**

**Guide Price £307,000**

- ENTRANCE PORCH AND HALLWAY
- UPVC DOUBLE GLAZED CONSERVATORY
- WELL FITTED BREAKFAST KITCHEN
- UTILITY ROOM
- WELL MAINTAINED SOUTH FACING REAR GARDEN
- LOUNGE WITH OPEN FIREPLACE
- TWO GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- AMPLE OFF ROAD PRIVATE PARKING AND DETACHED GARAGE
- ATTIC HOBBIES ROOM



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## VIEWING

By arrangements through the agents

## DIRECTIONAL NOTE

Travelling from the centre of Burbage to, taking the Hinckley Road out on to the Sapcote Road junction, turn right following the signs to Sapcote and Aston Flamville and just before the Aston Flamville turn, you'll see this property on the right hand side as you leave the village

## DESCRIPTION

Well appointed two bedroom detached bungalow, situated on the outskirts of Burbage close to the Burbage common and woods, with open countryside views to the south facing rear, entrance porch and good sized hallway leading to all principle rooms including a well proportioned lounge with open fire place, a upvc double glazed conservatory, two good sized bedrooms and family bathroom with whirlpool bath, well fitted breakfast kitchen and useful side utility room. Ample off road parking as well as detached garage and well maintained south facing garden.

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

## ENTRANCE PORCH

Having upvc double glazed outer and inner doors.

## HALLWAY

11'9" x 6'6" (3.6 x 2.0)

Having wall light, central heating thermostat and security alarm box, central heating radiator, large drop down access hatch to the attic space with window, boarding, light, occasional hobbies room.



## LIVING ROOM

14'9" x 7'6" (4.5 x 2.3)

Having a featured brick fireplace with open fire facility in hearth, central heating radiator, wall lights, tv point, shutters on window as well as upvc double glazing, double aspects, upvc double glazed patio door opening on to the conservatory



## LIVING ROOM



## CONSERVATORY

10'9" x 16'4" (3.3 x 5.0)

Having upvc double glazed full length glazing, overlooking the rear garden open countryside. double doors open onto patio



## BREAKFAST KITCHEN

9'10" x 14'5" (3.0 x 4.4)

Having a range of light wood units, including base units, drawers and wall cupboards and matching marble effect work tops, ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer taps, stainless steel fan assisted double oven and grill, four ring gas hob and extractor hood over, integrated washing machine, fridge, freezer. Combi boiler (fitted in 2018) with central heating and domestic hot water, ceramic tiled flooring, central heating radiator, upvc double glazed patio style doors leading through to the utility/side entrance porch



## BREAKFAST KITCHEN



## UTILITY

7'2" x 20'11" (2.2 x 6.4)

Having upvc double glazed doors on the front and back, upvc double glazed windows



## MASTER BEDROOM

14'1" x 10'5" (4.3 x 3.2)

Having mirror fronted wardrobes and central heating radiator



## BEDROOM TWO

10'2" x 8'2" (3.1 x 2.5)

Having double central heating radiator



## FAMILY BATHROOM

9'10" x 6'6" (3.0 x 2.0)

Having a jacuzzi type double ended bath with shower mixer over, fully tiled shower area with rail and curtain, corner storage cupboard, pedestal wash basin, low flush wc, double central heating radiator, inset ceiling spotlighting



## OUTSIDE

Having direct vehicular access, gravel driveway with standing for several cars, right hand side gate and driveway leading to the detached garage with up and over door, side access, fenced rear garden overlooking open countryside, security lighting, quality coloured patio, south facing rear aspect, garden pond

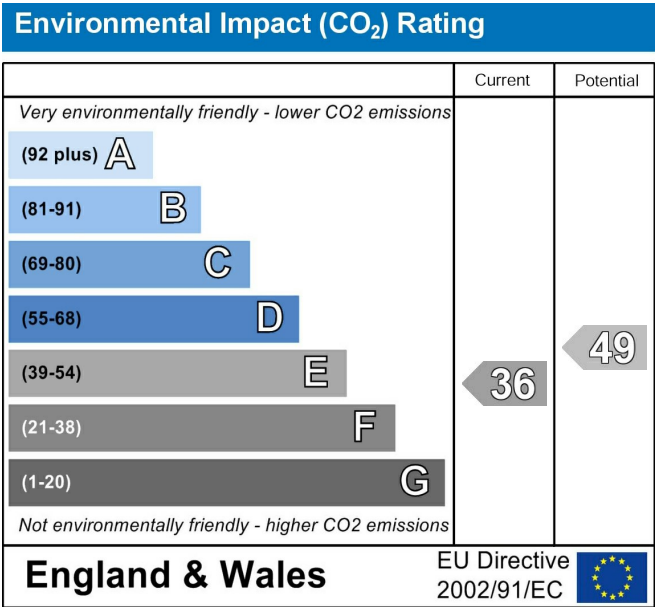
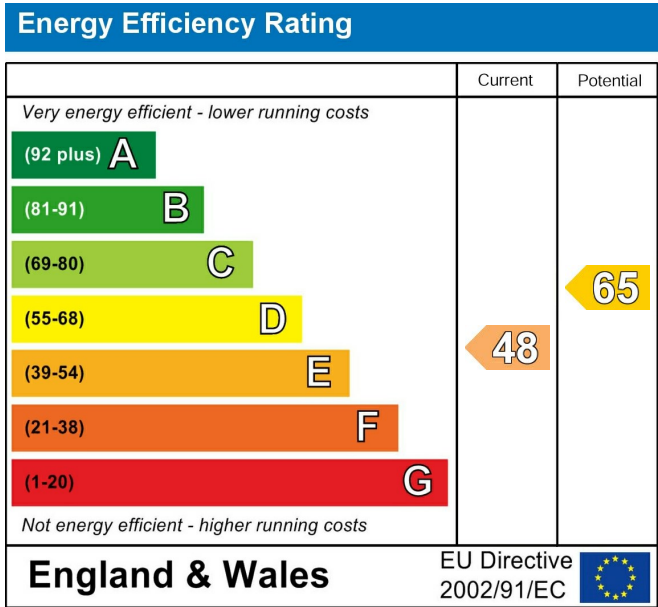


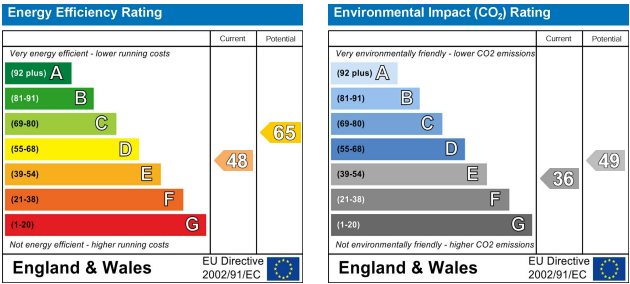
OUTSIDE



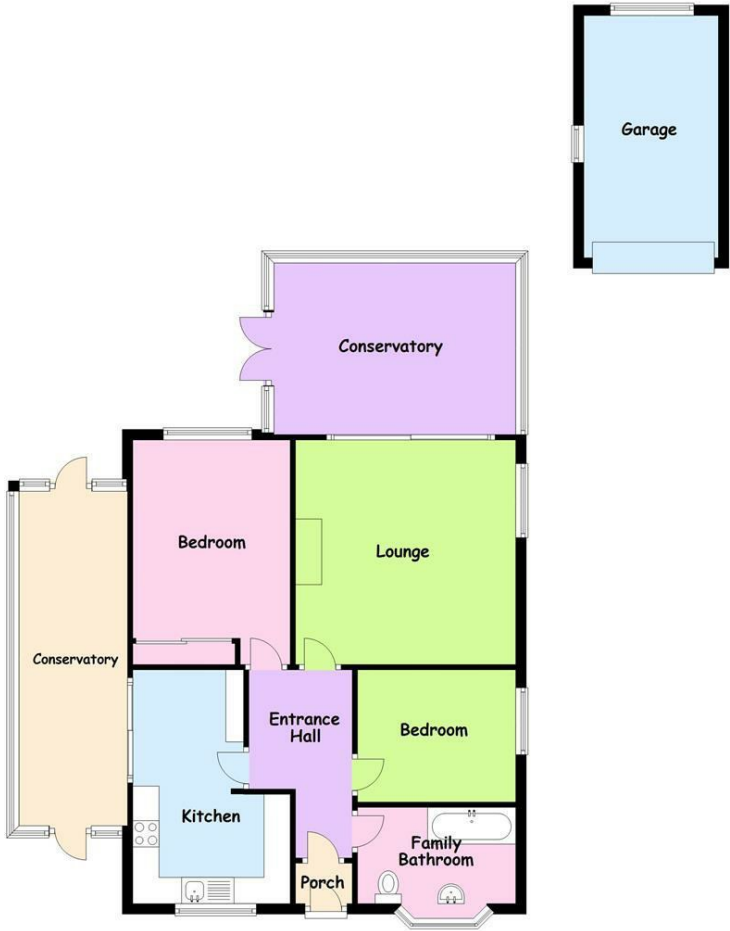
OUTSIDE







Ground Floor



First Floor



## 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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