

CASTLE ESTATES

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A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE OVERLOOKING BOWLING GREEN TO THE FRONT SITUATED IN A SOUGHT AFTER AND CONVENIENT TOWN CENTRE LOCATION



**24 BOWLING GREEN ROAD
HINCKLEY LE10 1EX**

Guide Price £220,000

- Impressive Entrance Hall
- Recently Refitted Dining Kitchen
- Guest Cloakroom
- Contemporary Family Bathroom
- Private Lawned Rear Garden
- Attractive Lounge
- Separate Utility Area
- Three Good Sized Bedrooms
- Walled Foregarden
- VIEWING ESSENTIAL



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rightmove 

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from our offices on Upper Castle Street onto London Road and at the junction turn left onto Spa Lane. Then take the first turn right onto Bowling Green Road. This property can be seen on the right hand side, after approximately 75 yards.

DESCRIPTION

This beautifully 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 of an impressive entrance hall, attractive lounge, open plan recently refitted dining kitchen, separate utility area and a guest cloakroom. To the first floor there are three good sized bedrooms and a contemporary family bathroom. Outside the property has a walled foregarden and a pleasant private rear garden.

It is situated in a sought after non estate Hinckley location within easy walking distance of the town centre with its wide range of shops, schools and amenities. Also close by is the A5, A47 and M69 junctions linking to other major road networks which makes travelling to Leicester, Coventry, Birmingham and other surrounding urban areas very good indeed.

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

ENTRANCE HALL

16'4" x 5'2" (5m x 1.6m)

having upvc double glazed front door, central heating radiator and spindle balustraded staircase to the first floor landing with storage beneath with fitted shelving.



LOUNGE

13'9" x 9'10" (4.2m x 3m)

having central heating radiator, fitted book shelves, tv aerial point, oak wood strip flooring, feature fireplace with wooden surround, polished black marble hearth and open fire facility, upvc double glazed bay window overlooking the front garden.



DINING KITCHEN

14'9" x 9'10" (4.5m x 3m)

having a range of recently refitted shaker style cream units including base units, drawers and wall cupboards, wood effect work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap and rinsing bowl, peninsular unit, built in stainless steel oven and grill, four ring gas hob with extractor hood over, space for fridge freezer, space and plumbing for slimline dishwasher, central heating radiator, laminated wood effect flooring, upvc double glazed side windows and French door opening onto the rear garden. Square archway leading to Utility Area.



DINING KITCHEN



DINING KITCHEN



UTILITY AREA

having space and plumbing for washing machine and tumble dryer. Upvc double glazed outer door and door to Guest Cloakroom.

GUEST CLOAKROOM

5'6" x 4'7" (1.7m x 1.4m)

having low level w.c., wash hand basin, plastic tiled floor and built in storage cupboard.

FIRST FLOOR LANDING

having spindle balustrading and access to the part boarded roof space with drop down ladder, power and light.



BEDROOM ONE

12'5" x 9'10" (3.8m x 3m)

having central heating radiator and built in wardrobe with cupboards over.



BEDROOM TWO

14'9" x 9'10" (4.5m x 3m)

having central heating radiator and laminated wood effect flooring.



BEDROOM THREE

8'6" x 5'6" (2.6m x 1.7m)

having central heating radiator.



BATHROOM

8'6" x 5'2" (2.6m x 1.6m)

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



OUTSIDE

There is a walled foregarden. Shared pedestrian access to the rear leading to a hedged and fenced rear garden with mature trees and shrubs, decked area, security lighting and cold water tap.



OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

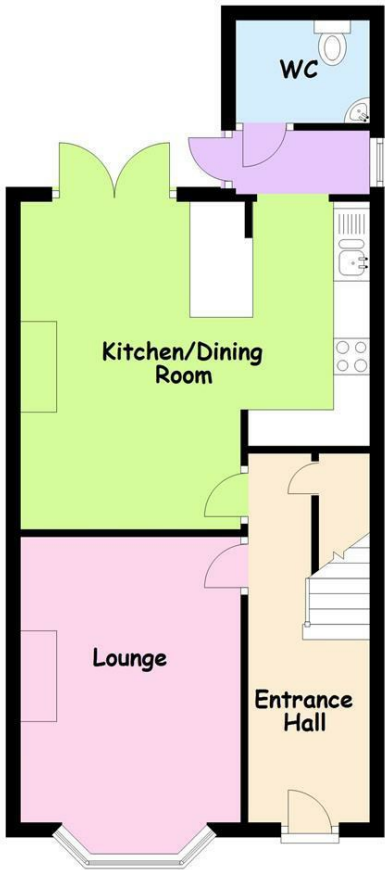
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
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Ground Floor
Approx. 46.1 sq. metres (496.7 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.1 sq. feet)



Total area: approx. 87.2 sq. metres (938.8 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
