

CASTLE ESTATES

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A BEAUTIFULLY PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER PRIVATE CUL-DE-SAC WITH DIRECT VIEWS OVER GOLF COURSE AND BURBAGE WOODS



**14 HELSINKI DRIVE
HINCKLEY LE10 1FN**
Guide Price £350,000

- Entrance Hall & Guest Cloakroom
- Well Fitted Dining Kitchen
- Master Bedroom & Ensuite
- Modern Family Bathroom
- Landscaped Private Gardens
- Dual Aspect Lounge
- Separate Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Brick Built Garage
- Views Over Golf Course & Burbage Woods



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rightmove 

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley along Leicester Road and take the right hand turn into Olympic Way. Follow the road down and around you will see Helsinki Drive on the left hand side, towards the end of the development,

DESCRIPTION

This beautifully presented detached family residence enjoys many attractive features and internal viewing is highly recommended. A particular feature of the property is it is located on a private cul-de-sac with direct views over Golf Course and Burbage Woods.

The accommodation consists of an entrance hall with guest cloakroom off, dual aspect lounge, well fitted dining kitchen and a separate utility room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking, garage and private landscaped gardens.

It is situated in a sought after residential location close to Hinckley Golf Club, Burbage Common and Woods. In the opposite direction is Hinckley town centre with its range of shops, schools and amenities. Those wishing to commute will find easy access via the A47, A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas.

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

HALL

6'6" x 6'6" (2m x 2m)

having composite double glazed front door, cream ceramic tiled effect flooring and central heating radiator.



GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin, central heating radiator, extractor fan and cream ceramic tiled effect flooring.



LOUNGE

22'3" x 11'5" (6.8m x 3.5m)

having central heating radiator, tv aerial point, upvc double glazed window to front and upvc double glazed French doors opening onto the rear garden.



LOUNGE



DINING KITCHEN

22'7" x 8'6" (6.9m x 2.6m)

having an attractive range of Shaker style fitted units including base units, drawers and wall cupboards, matching butcher block effect work surfaces and upstand, inset single drainer stainless steel sink with mixer tap and rinsing bowl, built in double oven and grill, four ring gas hob with stainless steel splashback and extractor hood over, integrated fridge freezer, integrated dishwasher, central heating radiator and cream ceramic tiled effect flooring.



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM

having a range of matching units, work surfaces and inset single drainer stainless steel sink with mixer tap, built in gas fired boiler for central heating and domestic hot water, cream ceramic tiled effect flooring, central heating radiator, understairs storage cupboard and double glazed composite door opening onto rear garden.



FIRST FLOOR LANDING

having access to the roof space, built in airing cupboard housing the hot water cylinder and immersion heater.

MASTER BEDROOM

11'9" x 10'9" (3.6m x 3.3m)

having central heating radiator, double and single built in wardrobes.



ENSUITE SHOWER ROOM

having fully tiled double shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator and extractor fan.



BEDROOM TWO

13'1" x 8'10" (4m x 2.7m)
having central heating radiator.



BEDROOM THREE

9'2" x 8'2" (2.8m x 2.5m)

having wardrobe recess and central heating radiator.



BEDROOM FOUR

8'6" x 8'10" (2.6m x 2.7m)

having central heating radiator.



BATHROOM

6'10" x 5'6" (2.1m x 1.7m)

having white suite including panelled bath with shower over, low level w.c., pedestal wash hand basin, central heating radiator, extractor fan and vinyl wood effect flooring.



OUTSIDE

There is direct vehicular access over a tarmacadam driveway with standing for several cars leading to a BRICK BUILT GARAGE having up and over door, power and light. Pedestrian access to a fully enclosed rear garden with raised patio and barbecue area, lawn and well fenced boundaries.



OUTSIDE



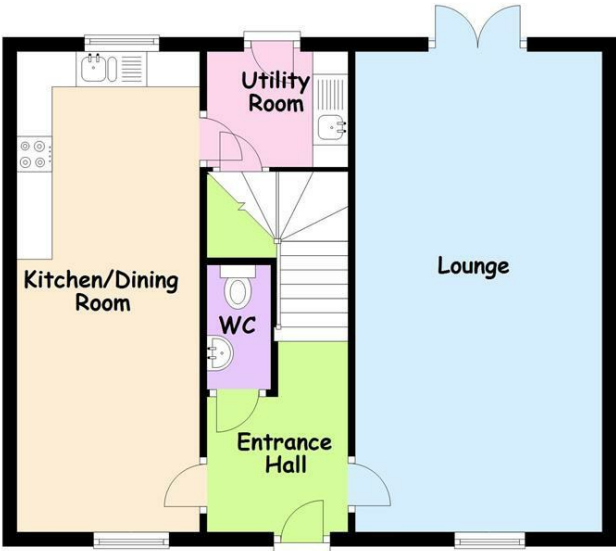
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(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		
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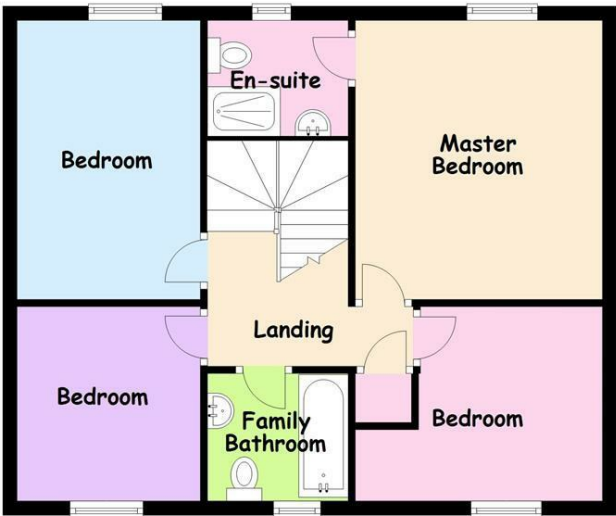
Ground Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



Total area: approx. 112.7 sq. metres (1213.6 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
