

CASTLE ESTATES

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AN INDIVIDUALLY DESIGNED AND F.E. DOWNES BUILT SPACIOUS TWO BEDROOMED DETACHED BUNGALOW WITH PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION



**24 EASTWOODS ROAD
HINCKLEY LE10 1LH**

Guide Price £280,000

- Side Entrance To Breakfast Kitchen
- Spacious Lounge
- Two Good Sized Bedrooms
- Private Off Road Parking
- Private & Mature Rear Garden
- Inner Hall To All Principal Rooms
- Upvc Double Glazed Conservatory
- Family Bathroom
- Integral Garage
- Sought After Non Estate Location



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rightmove

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley town centre along Leicester Road and take the third turn right into Eastwoods Road. This property can be seen on the right hand side.

DESCRIPTION

This well appointed and spacious detached bungalow enjoys a side entrance leading to kitchen, Z shaped inner hall, spacious lounge, upvc double glazed conservatory, two good sized bedrooms and a family bathroom. Outside the property has off road parking leading to an integral garage and private mature rear gardens. Viewing is essential.

It is situated in a popular and highly regarded residential location, close to Hinckley town centre with its shops, schools and amenities. Hinckley Golf Club, Burbage Common and Woods are within walking distance. Commuting via the A47 Northern Perimeter Road to the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very convenient.

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

KITCHEN

10'5" x 9'10" (3.2m x 3m)

having an attractive range of white fitted units including base units, drawers and light oak wall cupboards, Corian style work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap and rinser bowl, built in electric oven and grill, four ring ceramic hob with extractor hood over, built in washing machine, dishwasher and fridge, central heating radiator with shelf, ceramic tiled flooring. telephone point and hardwood outer door with coloured leaded lights. Archway to Z shaped inner hall.



Z SHAPED INNER HALL

11'5" (one leg) x 7'2" (one leg) (3.5m (one leg) x 2.2 (one leg))

having central heating radiator with shelf, access to the roof space, built in linen cupboard housing the gas fired combination boiler for central heating and domestic hot water.

LOUNGE

16'0" x 13'9" (4.9m x 4.2m)

having feature brickette fireplace with living flame gas fire, coved ceiling, central heating radiator with shelf. Double glazed patio doors opening onto Conservatory.



CONSERVATORY

11'1" x 9'10" (3.4m x 3m)

having terracotta tiled flooring, upvc double glazed windows and French doors opening onto the rear garden.



BEDROOM ONE

13'5" x 8'10" (4.1m x 2.7m)

having upvc double glazed bay window overlooking the front garden, fitted shelving and central heating radiator.



BEDROOM TWO

11'5" x 8'6" (3.5m x 2.6m)

having central heating radiator and two double wardrobes with cupboards over.



BATHROOM

7'10" x 6'2" (2.4m x 1.9m)

having suite including shower cubicle with seat, low level w.c., pedestal wash hand basin, central heating radiator, vinyl wood effect flooring and fully tiled walls.



OUTSIDE

There is direct vehicular access over a driveway with standing for car leading to integral GARAGE with up and over power door, power and light. A front garden with shrubs. Pedestrian access to side via wrought iron gate to a fully enclosed and private rear garden with patio area, lawn, mature flower and shrub borders, specimen trees, well fenced boundaries, garden shed and cold water tap.



OUTSIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		
(81-91) B		
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Total area: approx. 93.1 sq. metres (1002.3 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
