

# CASTLE ESTATES

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**AN EXTREMELY SPACIOUS AND WELL PRESENTED FIVE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH A SIZEABLE PRIVATE AND MATURE GARDEN SITUATED IN A SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION**



**24 ELIZABETH ROAD  
HINCKLEY LE10 0QY**  
**Offers Over £300,000**

- Impressive Entrance Hall
- Well Fitted Breakfast Kitchen
- Separate Garden/Dining Room
- Five Good Sized Bedrooms
- Ample Off Road Parking
- Spacious Dual Aspect Lounge
- Utility Room & Guest Cloakroom
- Further Ground Floor Family Room
- Modern Family Bathroom
- Sizeable Mature Private Rear Garden



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rightmove 

## VIEWING

By arrangement through the Agents.

## DIRECTIONAL NOTE

Travelling from our offices in Castle Street onto New Buildings and straight over at the traffic lights onto the Derby Road. At the next set of traffic lights turn right onto Ashby Road, then take the next left into Elizabeth Road and the property is on the right hand side.

## DESCRIPTION

This extremely spacious semi detached family residence must be viewed to fully appreciate its size of accommodation, wealth of quality fixtures and fittings.

The accommodation boasts of an impressive entrance hall, spacious dual aspect lounge, well fitted contemporary breakfast kitchen, utility room, guest cloakroom, separate garden/dining room and a further family room. To the first floor there are five good sized bedrooms and a large family bathroom. Outside the property has ample off road parking and a very private, sizeable and mature rear garden.

It is situated within walking distance of Hinckley town centre with its shops, schools and amenities including colleges, restaurants, leisure centre, post office, doctors etc. The A47 is close by for travelling to the A5 and M69 junctions for Leicester, Coventry, Birmingham and other surrounding urban areas.

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

## ENTRANCE HALL

11'5" x 6'6" (3.5m x 2m)

having composite double glazed front door with leaded lights, original parquet mahogany flooring, central heating radiator and spindle balustraded 'dog leg' staircase to first floor landing. Double doors leading to Lounge.



## LOUNGE

22'3" x 10'5" (6.8m x 3.2m )

being dual aspect having feature ornate oak fireplace with living flame gas fire, polished marble surround and hearth, designer central heating radiator, herringbone pattern parquet flooring, central heating radiator, tv aerial point, upvc double glazed bay window to the front and upvc double glazed doors opening onto the private rear garden.



## LOUNGE



## BREAKFAST KITCHEN

14'1" x 11'5" (4.3m x 3.5m )

having an attractive range of contemporary beech effect units including ample base units, drawers and wall cupboards, matching dark grey granite effect work surfaces and ceramic tiled splashbacks, inset single drainer sink, integrated fridge and dishwasher, space for rangemaster style cooker, central heating radiator, spot lighting, walk in understairs pantry store with shelving and terrazzo tiled flooring.



## BREAKFAST KITCHEN



## GARDEN/DINING ROOM

13'1" x 10'9" (4m x 3.3m )

being dual aspect having slate effect flooring, designer central heating radiator, upvc double glazed French doors opening onto the rear garden.



## GARDEN/DINING ROOM



## UTILITY ROOM

10'5" x 4'7" (3.2m x 1.4m )

having central heating radiator, terracotta flooring, space and plumbing for washing machine.



## GUEST CLOAKROOM

having integrated low level w.c. and wash hand basin, ceramic tiled splashbacks and extractor fan.



GUEST CLOAKROOM





## FAMILY/HOBBIES ROOM

13'9" x 10'5" (4.2m x 3.2m )

having vinyl flooring, space for fridge and tumble dryer, fitted shelving, upvc double glazed side windows and upvc double glazed doors opening onto the front driveway.



## FIRST FLOOR LANDING

having access to the roof space.

## BEDROOM ONE

13'1" x 10'5" (4m x 3.2m )

having central heating radiator and strip pine flooring.



## BEDROOM TWO

10'9" x 10'5" (3.3m x 3.2m )  
having central heating radiator.



## BEDROOM THREE

10'5" x 10'5" (3.2m x 3.2m )  
having central heating radiator.



## BEDROOM FOUR

10'5" x 8'6" (3.2m x 2.6m )  
having central heating radiator.



## BEDROOM FIVE

10'9" x 7'2" (3.3m x 2.2m )  
having central heating radiator and built in storage cupboard with fitted shelving.



## BATHROOM

having white suite including panelled bath with shower over, rail and curtain, pedestal wash hand basin, low level w.c., inset lighting, chrome ladder style heated towel rail, built in cupboard housing the gas fired boiler for central heating and domestic hot water.



## OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for upto four cars. A foregarden with pedestrian access to the side leading to a private rear garden with patio area, lawn, mature flower and shrub borders, mature trees, well fenced and hedged boundaries, ornamental fish pond, raised decked area, cold water tap, outside lighting, garden shed and summer house.




OUTSIDE




OUTSIDE



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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**Ground Floor**  
Approx. 83.5 sq. metres (899.0 sq. feet)



**First Floor**  
Approx. 66.0 sq. metres (710.6 sq. feet)



Total area: approx. 149.5 sq. metres (1609.6 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

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