

CASTLE ESTATES

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A SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION



**124 OUTLANDS DRIVE
HINCKLEY LE10 0TW
Guide Price £265,000**

- Entrance Vestibule & Guest Cloakroom
- Sizeable Lounge/Dining Room
- Spacious Dining Kitchen
- Family Bathroom
- Brick Built Garage
- Inner Hall To First Floor Landing
- Upvc Double Glazed Conservatory
- Three Good Sized Bedrooms
- Ample Car Parking
- Pleasant Mature Gardens



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VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley along Upper Bond Street and turn right at the traffic lights onto Hollycroft. Down past the park and take the third turn left into Lismore Drive. To the T junction with Outlands Drive, turn right and you will see this property on the right hand side, after approximately two hundred yards.

DESCRIPTION

This spacious detached family residence enjoys an entrance vestibule with guest cloakroom off, inner hall with feature 'dog leg' staircase to the first floor landing, sizeable lounge/dining room, upvc double glazed conservatory, dining kitchen, three good sized bedrooms and a family bathroom. Outside the property has ample off road parking, garage and mature pleasant gardens.

It is situated on the outskirts of Hinckley, convenient for persons wanting to commute via the A47 Northern Perimeter Road to the A5 and M69 junctions making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. Hinckley town centre is approximately one mile away with its shops, schools and amenities.

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

ENTRANCE VESTIBULE

having recently replaced composite double glazed front door and red quarry tiled flooring. Georgian glazed inner door to Hall.

GUEST CLOAKROOM

having low level w.c, wash hand basin and red quarry tiled flooring.

HALL

7'10" x 5'10" (2.4m x 1.8m)

having feature 'dog leg' spindle balustraded staircase to the first floor landing with storage beneath, central heating radiator and laminated wood effect flooring.

LOUNGE AREA

13'1" x 12'5" (4m x 3.8m)

having feature fireplace with living flame gas fire, polished marble surround and hearth, tv aerial point, central heating radiator and double glazed patio doors opening onto Conservatory.



DINING AREA

12'1" x 9'10" (3.7m x 3m)

having central heating radiator, serving hatch to kitchen and central heating thermostat.



CONSERVATORY

10'2" x 9'6" (3.1m x 2.9m)

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



KITCHEN

13'1" x 11'5" (4m x 3.5m)

having a good range of fitted units including base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap and rinsing bowl, space and plumbing for washing machine and dishwasher, rangemaster style cooker with double oven and grill, drawer, four ring gas hob and electric griddle, gas fired boiler for central heating and domestic hot water, space for fridge freezer, central heating radiator and upvc double glazed outer door.



KITCHEN



HALF LANDING

having spindle balustrading.

FIRST FLOOR LANDING

having central heating radiator and inset ceiling lighting.



BEDROOM ONE

9'10" to wardrobes x 9'10" (3m to wardrobes x 3m)

having central heating radiator, tv aerial point, range of fitted wardrobes with cupboards over and chest of drawers.



BEDROOM TWO

11'9" x 9'6" (3.6m x 2.9m)
having central heating radiator.



BEDROOM THREE

11'5" x 6'10" (3.5m x 2.1m)
having central heating radiator.



BATHROOM

8'6" max - 6'2" x 6'2" (2.6m max - 1.9m x 1.9m)

having white suite including corner bath with shower over, rail and curtain, pedestal wash hand basin, low level w.c., central heating radiator, half tiled walls in matching ceramics, shaver point and access to the roof space.



OUTSIDE

There is direct vehicular access over a paved driveway with standing for car leading to a BRICK BUILT GARAGE with up and over door, power and light. A lawned foregarden. Pedestrian access to the right hand side via gate leading to a fully enclosed rear garden with well fenced boundaries, lawn, raised decked area and garden shed.




OUTSIDE




OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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	

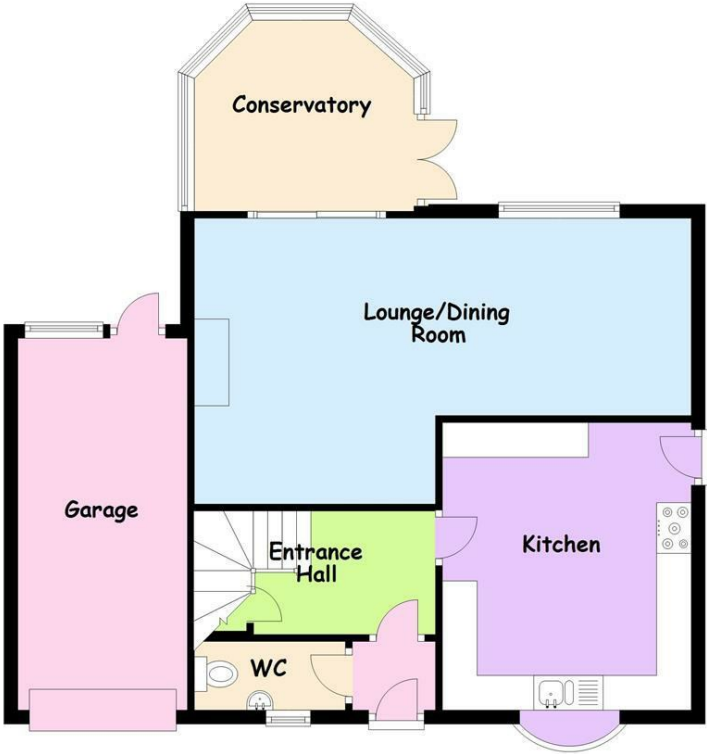
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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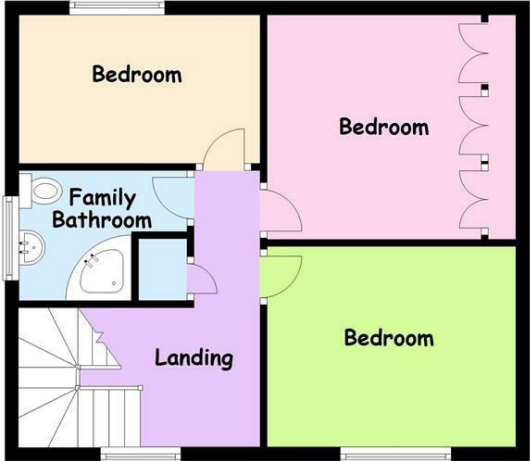
Ground Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



Total area: approx. 117.7 sq. metres (1266.5 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
