

CASTLE ESTATES

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A WELL APPOINTED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE GARDEN AND GAZEBO SITUATED IN A POPULAR RESIDENTIAL LOCATION



**71 CLIFTON WAY
HINCKLEY LE10 0UZ
Guide Price £250,000**

- Entrance Porch To Inner Hall
- Separate Dining Room
- Upvc Double Glazed Conservatory
- Contemporary Family Bathroom
- Private Rear Garden & Gazebo
- Attractive Lounge
- Well Fitted Kitchen
- Three Good Sized Bedroom
- Ample Parking & Garage
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley along Upper Bond Street, past the Police Station and turn right at the traffic lights onto Hollycroft. Continue past the park and take the second turn on left into Westray Drive. At the T junction with Outlands Drive, turn left and then right at the T junction with Roston Drive. Clifton Way is the first turn on the right and this property can be seen on the left, overlooking the green.

DESCRIPTION

This well appointed and tastefully decorated detached family residence enjoys many attractive features and internal viewing is highly recommended.

The accommodation boasts of an entrance porch leading to inner hall, attractive lounge, separate dining room, upvc double glazed conservatory and a well fitted kitchen. To the first floor there are three good sized bedrooms and a modern contemporary family bathroom. Outside the property has ample car parking, garage and a large work shop. A private rear garden with gazebo and a hot tub.

It is situated in a popular and convenient residential location, close to local amenities. Hinckley town centre is approximately one mile away with its shops, schools and facilities. Commuting via the A5, A47 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

ENTRANCE PORCH

having upvc double glazed front door and side windows, central heating radiator, coat hooks and built in meter cupboard.

INNER HALL

having central heating radiator.

LOUNGE

14'1" x 13'1" (4.3m x 4m)

having feature contemporary fireplace with living flame gas fire, marble surround and hearth, central heating radiator, tv aerial point. Archway to Dining Room.



LOUNGE



DINING ROOM

9'2" x 7'6" (2.8m x 2.3m)

having central heating radiator and double glazed patio doors opening onto Conservatory.

CONSERVATORY

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

having ceramic tiled flooring, central heating radiator, upvc double glazed windows and French doors opening onto the private rear garden.



KITCHEN

15'1" x 8'10" (4.6m x 2.7m)

having a range of medium oak units including base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset single drainer sink with mixer taps and rinsing bowl, space and plumbing for dishwasher and washing machine, space for fridge, built in electric oven and grill, four ring gas hob with extractor hood over. Door to Utility/Garage.



UTILITY/GARAGE

22'11" x 7'10" (7m x 2.4m)

having storage cupboard, work surfaces with space for tumble dryer beneath, cold water tap, rear entrance door to garden, power, light, up and over door.

FIRST FLOOR LANDING

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

BEDROOM ONE

11'9" x 10'2" (3.6m x 3.1m)

having central heating radiator, laminated wood effect flooring, inset ceiling spot lighting and wall mounted tv aerial point.



BEDROOM TWO

11'5" x 10'9" (3.5m x 3.3m)

having central heating radiator and tv aerial point.



BEDROOM THREE

8'10" x 7'10" (2.7m x 2.4m)

having laminated wood flooring and central heating radiator.



BATHROOM

6'6" x 5'6" (2m x 1.7m)

having contemporary white suite including P ended bath with shower over and glass screen, fully tiled walls, vanity unit with wash hand basin, integrated low level w.c., chrome ladder style heated towel rail and inset ceiling lighting.



OUTSIDE

There is direct vehicular access over a block paved driveway with standing for several cars leading to GARAGE. A fully enclosed rear garden with patio area, artificial lawn, flower borders, decked area, outside lighting, work shop (6m x 2.8m) having power and light. GAZEBO (3.3m x 2.9m) with folding doors to the front, power, light, hi-fi system and hot tub (2m x 2m).



OUTSIDE



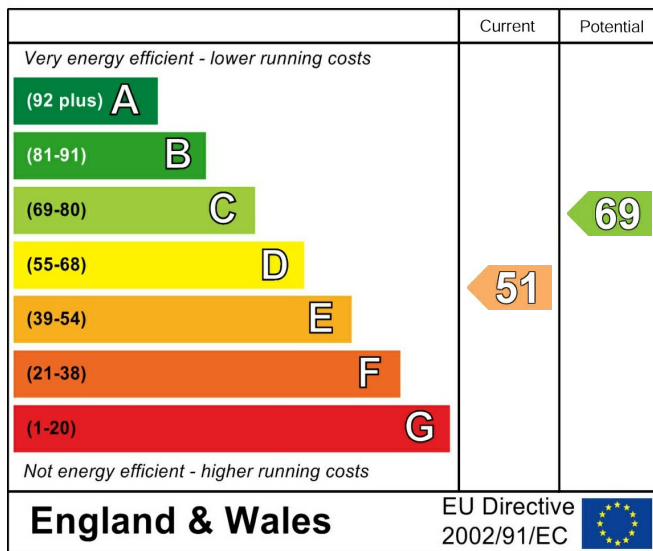
OUTSIDE - GAZEBO



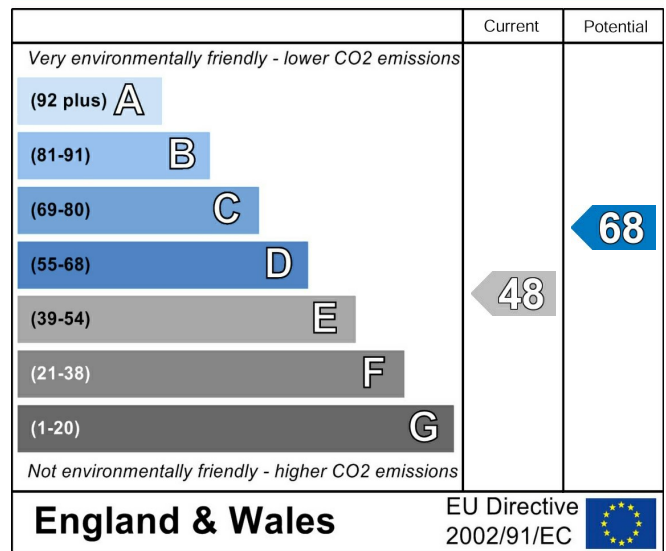
REAR ELEVATION

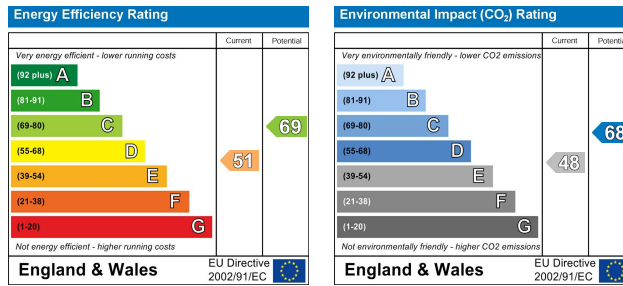


Energy Efficiency Rating

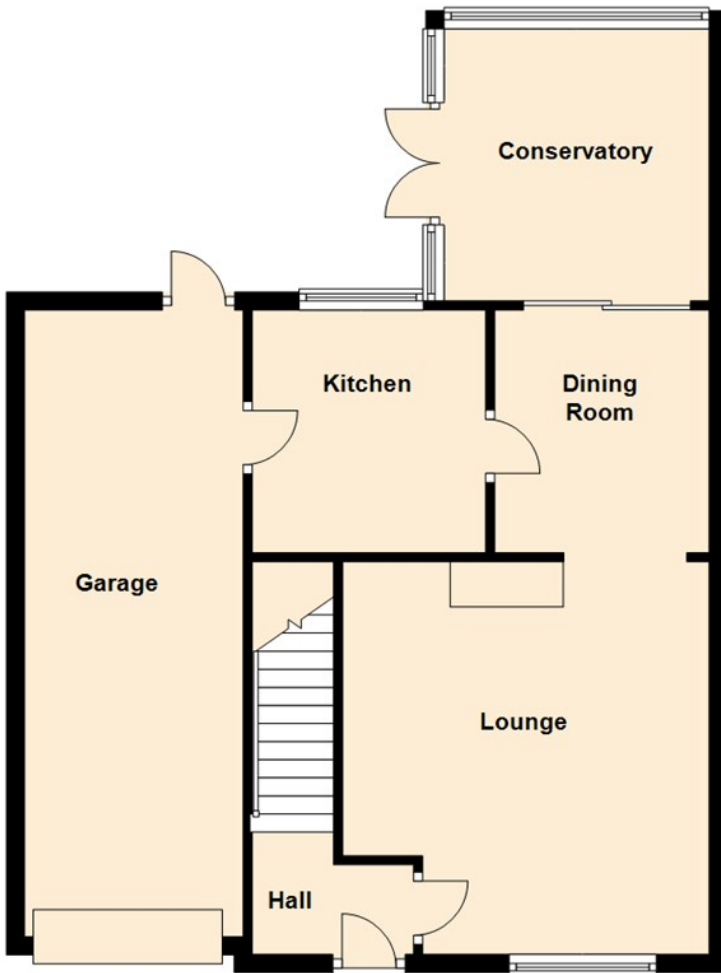


Environmental Impact (CO₂) Rating

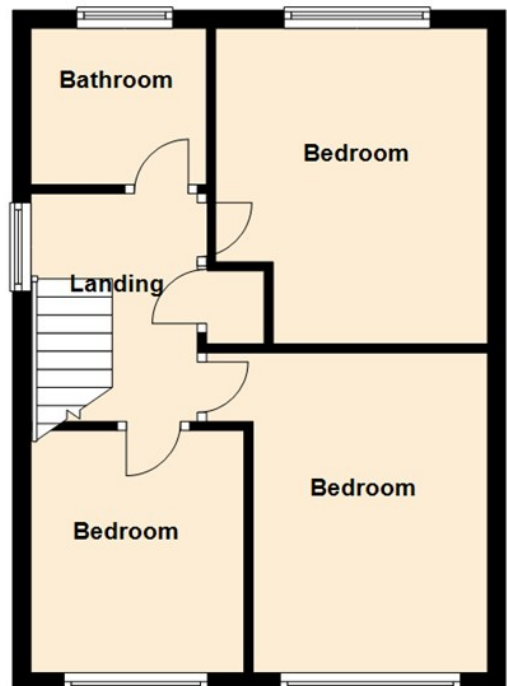




Ground Floor



First Floor



PLEASE NOTE

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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
