CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED MAISONETTE WITH PARKING SITUATED IN A TOWN CENTRE LOCATION



1A HINCKLEY ROAD
EARL SHILTON LE9 7LG

Offers In The Region Of £120,000

- Ground Floor Entrance
- Good Sized Lounge
- Three Double Bedrooms
- Two Parking Spaces
- FREEHOLD
- First Floor Hall
- Spacious Kitchen
- Bathroom
- Town Centre Location
- NO CHAIN

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** NO CHAIN ** This spacious maisonette is situated in a town centre location within easy walking distance of local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation consists ground floor entrance to side, first floor hall, spacious lounge and dining kitchen, three double bedrooms and a family bathroom. Outside the property benefits from parking for two cars.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A

FULL FREEHOLD - The downstairs lease is a 99 year lease starting 10/12/2010 with ground rent of £100pa until 9/12/35 and then proportionate increases of £50 pa on 9/12/60, 9/12/85.

There is no formal service charge but it does state in the lease that the service charge will be ‘a fair & reasonable proportion determined by the landlord of the service costs.

SIDE GROUND FLOOR ENTRANCE

having upvc double glazed door with obscure glass and central heating radiator. Staircase to First Floor.



FIRST FLOOR HALL

having upvc double glazed window.



LOUNGE

16'5 x 12'9 (5.00m x 3.89m)

having fireplace with electric fire, two central heating radiators, feature beam, upvc double glazed window to side and upvc double glazed window to rear.





KITCHEN

14'8 x 11'5 (4.47m x 3.48m)

having base units, drawers and wall cupboards, contrasting work surfaces and inset sink, built in oven, ceramic hob, space and plumbing for washing machine, central heating radiator, upvc double glazed window to front and upvc double glazed window to side.





BEDROOM ONE

14'1 x 13'1 (4.29m x 3.99m)
having built in wardrobes, central heating radiator, upvc double glazed window to rear and upvc double glazed window to side.





BEDROOM TWO

13'6 x 11'10 (4.11m x 3.61m)
having feature beam, central heating radiator and upvc double glazed window to front.



BEDROOM THREE

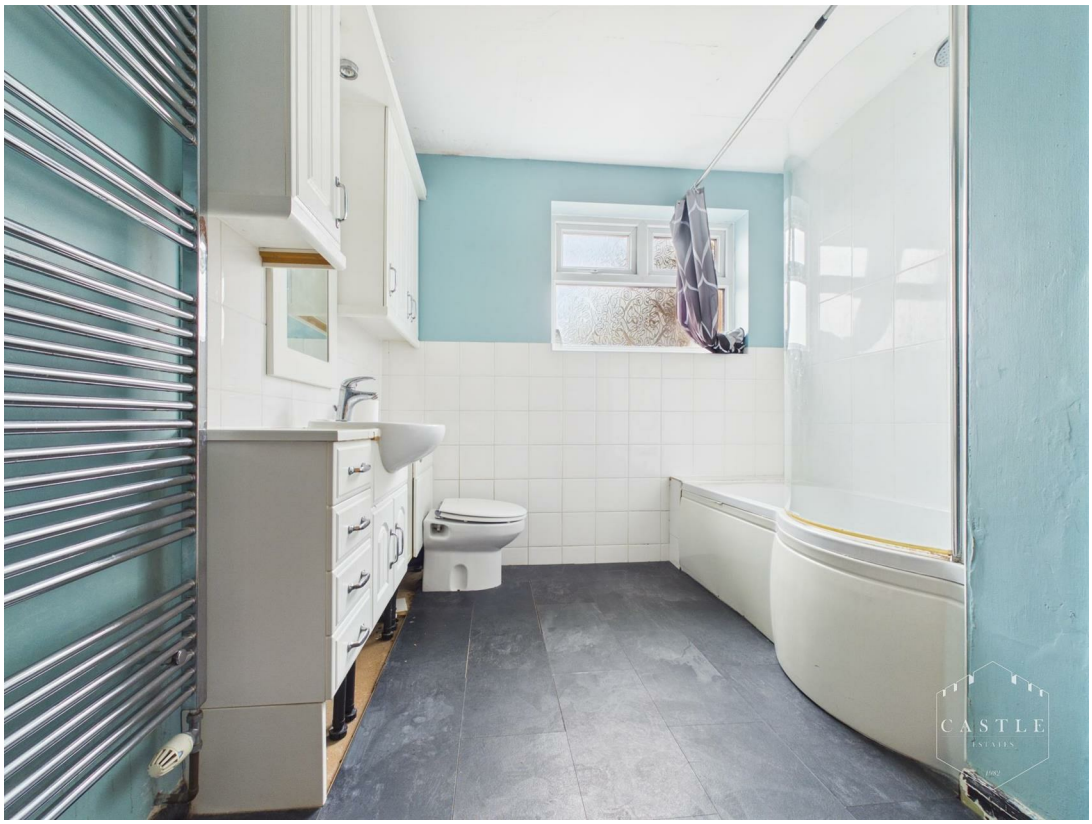
14'1 x 10'9 (4.29m x 3.28m)
having feature beam, central heating radiator and upvc double glazed window to side.

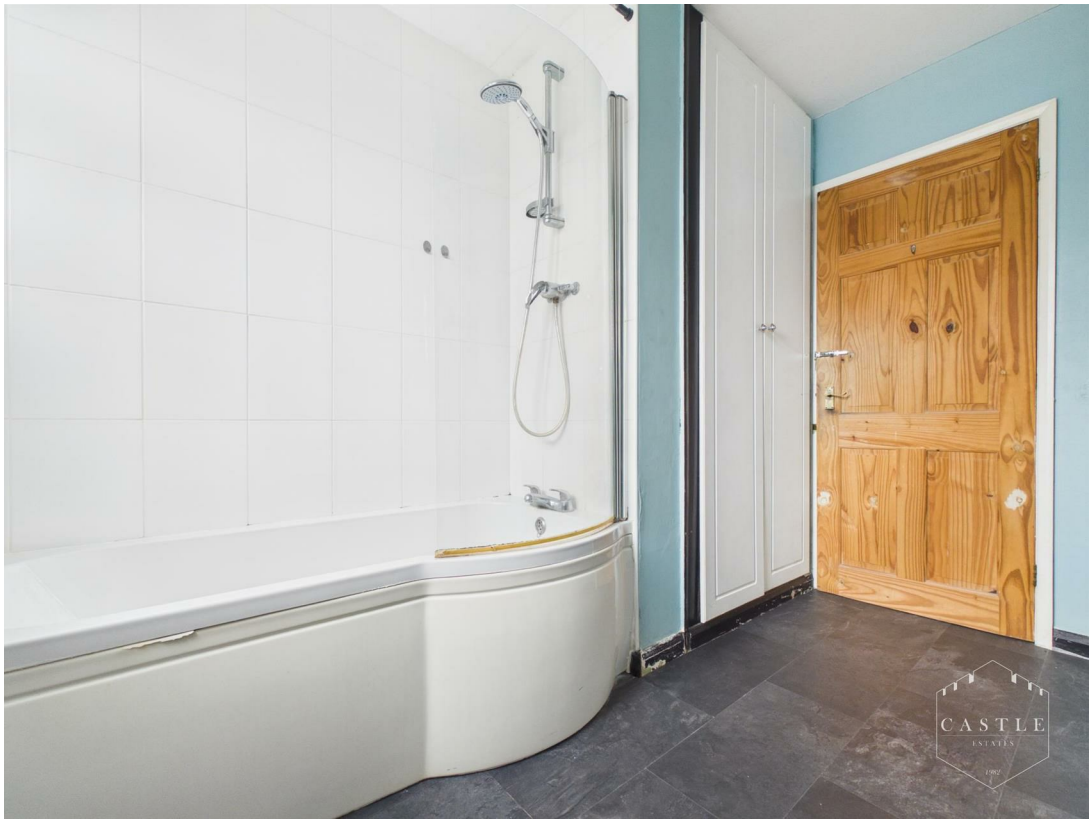


BATHROOM

10'4 x 8 (3.15m x 2.44m)

having panelled bath with shower over and glass screen, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, built in storage and upvc double glazed window with obscure glass to side.

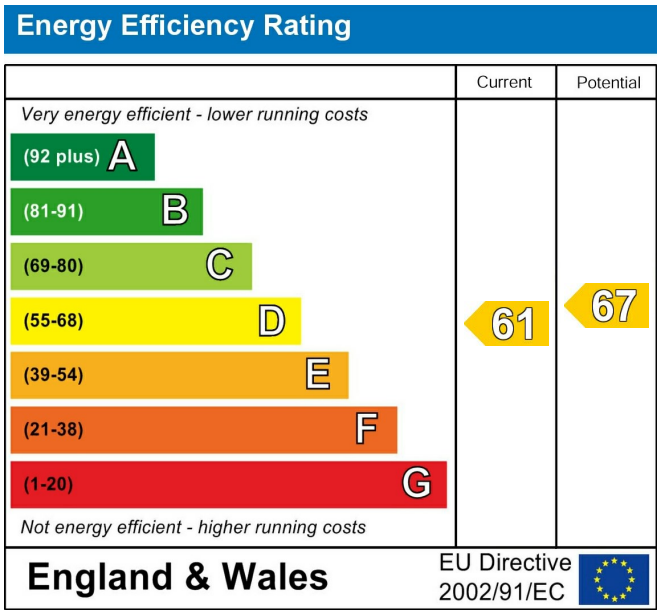


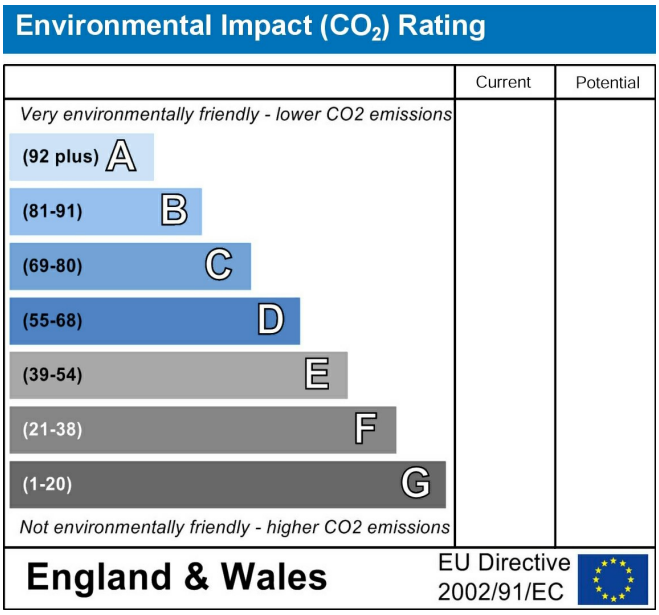


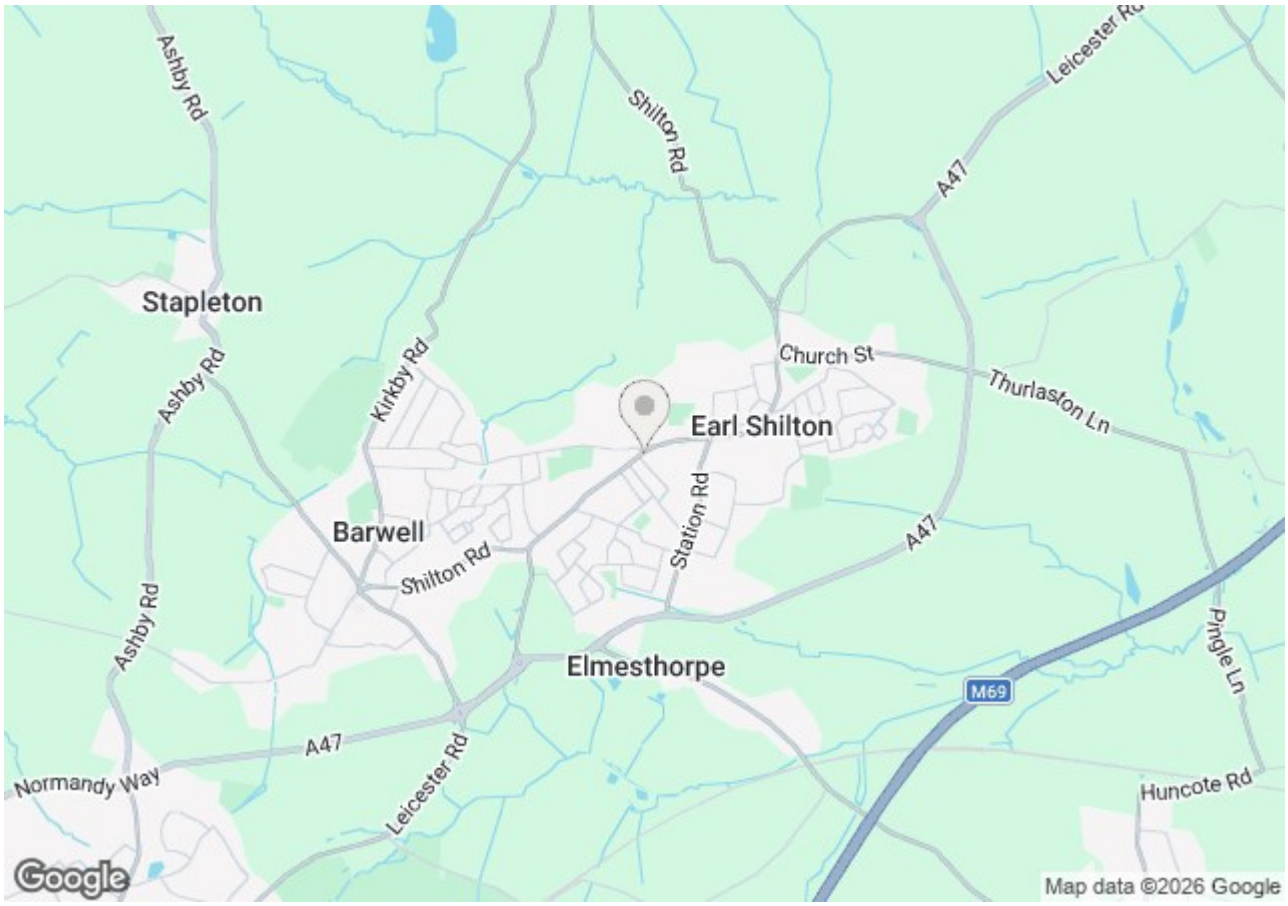
OUTSIDE

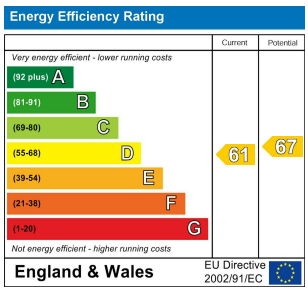
There is direct access through gates leading to two parking spaces.

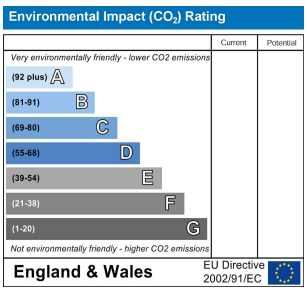







Ashby Rd
Shilton Rd
Leicester Rd
A47
Stapleton
Ashby Rd
Kirkby Rd
Church St
Thurlaston Ln
Earl Shilton
Barwell
Station Rd
Shilton Rd
A47
Ashby Rd
Elmesthorpe
M69
Pingle Ln
A47
Normandy Way
Leicester Rd
Huncote Rd
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
67
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


Living Room
16'5" x 12'9"
Bedroom
13'1" x 14'1"
Landing
5'9" x 12'9"
Bedroom
10'9" x 14'1"
Hallway
7'10" x 3'6"
Bathroom
8'0" x 10'4"
Kitchen
11'5" x 14'8"
Bedroom
11'10" x 13'6"
Hallway
2'9" x 4'7"
Floor 1
Hallway
Floor 0
E
S
N
W
Approximate total area(1)
1064 ft²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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 13.00 pm