CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS









16-18 Windsor Street, Hinckley, LE10 2EF

Offers Around £310,000

This outstanding family home is situated in the heart of Burbage. Deceptively spacious and beautifully appointed, the property offers well-presented accommodation comprising an entrance hallway, a large open-plan L-shaped living and dining room, a refitted kitchen, utility room and ground-floor WC.

To the first floor are three double bedrooms and a refitted family bathroom. Outside, the landscaped rear garden provides an attractive space to relax and entertain.

An internal viewing is essential to appreciate all this home has to offer.

Hallway
With a door to the living / dining room.

Large Open Plan Living / Dining Room
This impressive L-shaped room is flooded with natural light, with two windows to the front aspect and bi-folding doors at the rear opening onto the garden. There is ample space for both living and dining furniture, while a log-burning stove creates a cosy focal point in the sitting area. With thoughtful furniture placement, the versatile layout could also accommodate three distinct reception areas. Stairs rise to the first floor, and a door leads through to the kitchen.

Refitted Kitchen
The refitted kitchen is fitted with a quality range of eye- and base-level units, complemented by quartz worktops and matching upstands. Features include a Belfast sink, an integrated dishwasher and space for a range-style cooker. A window overlooks the rear garden, and a door leads to the utility room.

Utility
Fitted with a further range of storage units with worktops over and space / plumbing for a washing machine, tumble dryer and fridge / freezer. Doors to outside and a window overlooking the garden.

Ground Floor Wc
Fitted with a low level w/c, inset wash basin with storage under and a skylight.

First Floor Landing
A large landing space with doors off to all first floor accommodation.

Bedroom One
With a window to the rear aspect.

Bedroom Two
With a window to the front aspect and fitted wardrobes.

Bedroom Three
With a window to the front aspect and fitted wardrobes.

Family Bathroom
With a window to the rear aspect, havng been refitted with a quality suite to include a lowl level w/c, inset wash basin with storage under, a freestanding bath and seperate shower enclosure.

Outside
The enclosed rear garden is laid largely to lawn with well stocked surroudning borders, a generous paved patio and space for a timber shed.

Offer Procedure
If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages
Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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Notes For Purchasers
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

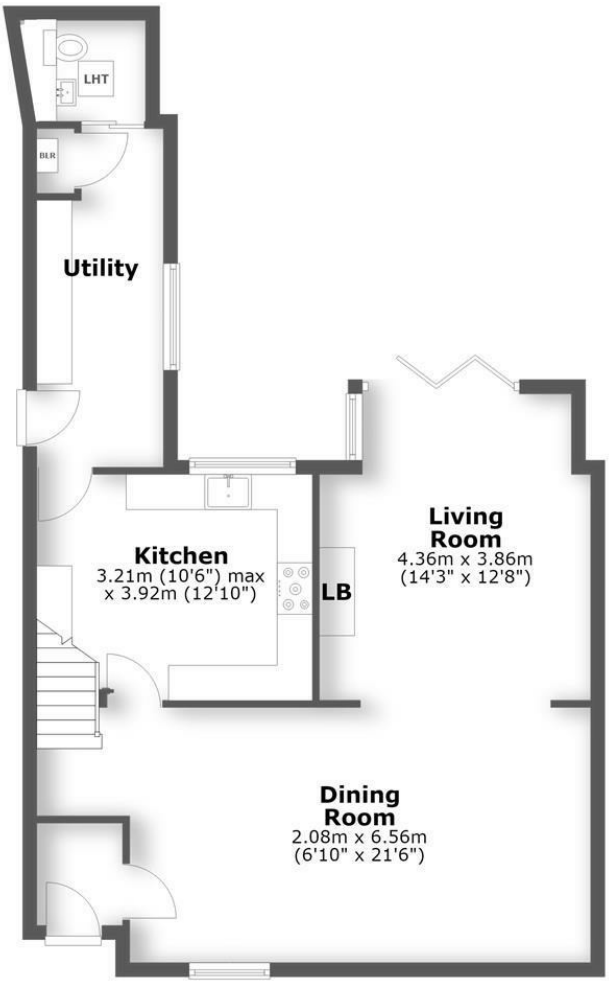
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

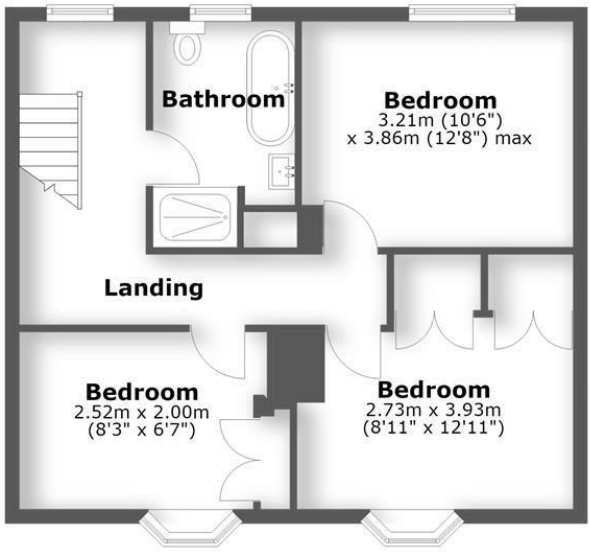
Opening Hours
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor
Approx. 68.0 sq. metres (732.0 sq. feet)

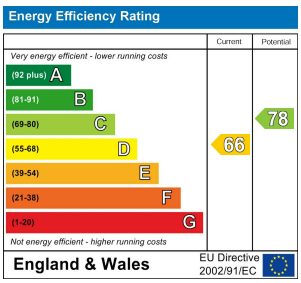


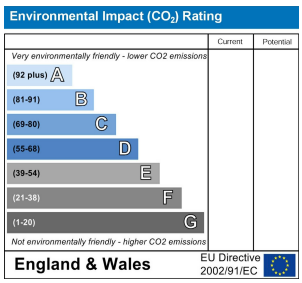
First Floor
Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 122.8 sq. metres (1321.9 sq. feet)







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