

# CASTLE ESTATES

1982

**A WELL PRESENTED AND SPACIOUS FIVE BEDROOMED DETACHED FAMILY RESIDENCE WITH DOUBLE GARAGE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION**



**3 MASEFIELD DRIVE  
EARL SHILTON LE9 7GS**

**Offers In The Region Of £475,000**

- Entrance Hall With Guest Cloakroom
- Attractive Lounge Opening Onto Sun Room
- Well Fitted Kitchen & Utility Room
- Two Ensuites & Family Bathroom
- Lawned Rear Garden
- Useful Ground Floor Study
- Separate Dining Room
- Five Sizeable Bedrooms
- Off Road Parking & Double Garage
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This well presented and spacious detached family residence must be viewed to fully appreciate its sizeable and versatile accommodation.

The accommodation enjoys entrance hall with guest cloakroom off, useful study, separate dining room, spacious lounge opening onto sun room, well fitted kitchen and utility room. To the first floor there is a guest bedroom with ensuite, three further double bedrooms and a family bathroom. To the second floor is the master suite having bedroom, dressing area and ensuite shower room. Outside the property has off road parking, double garage and a lawned rear garden.

It is situated most sought after and convenient residential area just off the A47 Earl Shilton perimeter road, being excellent for commuters and also being just a short distance to local shops, schools and amenities. The property is also just a short distance to Burbage Common and woods and Hinckley Golf Club.

## VIEWING

By arrangement through the Agents.

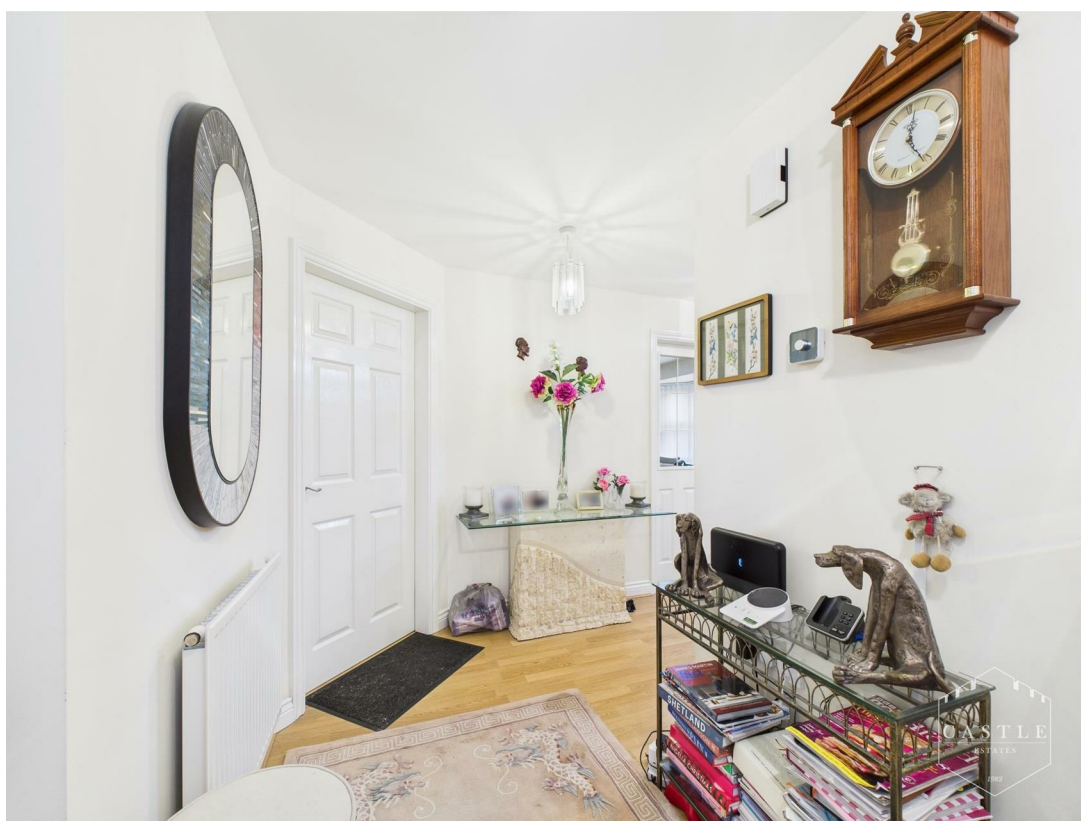
## COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band F (Freehold).

## ENTRANCE HALL

14'1 x 4'8 (4.29m x 1.42m )

having composite front door, wood effect flooring, built in storage and central heating radiator. Feature staircase to the First Floor Landing.







### GUEST CLOAKROOM

5' x 3'2 (1.52m x 0.97m )

having low level w.c., pedestal wash hand basin, central heating radiator and ceramic tiled splashbacks.



## STUDY

10' x 9'9 (3.05m x 2.97m )

currently being used a bedroom having central heating radiator and upvc double glazed bay window to front.





## DINING ROOM

12'6 x 8'9 (3.81m x 2.67m )

having central heating radiator, wall light points and upvc double glazed bay window to front. Double door opening onto Hall.



## LOUNGE

18'2 x 13'9 (5.54m x 4.19m )

having feature fireplace with inset fire, three central heating radiators, tv aerial point, two upvc double glazed windows and French doors opening onto Sun Room.



## SUN ROOM

14'6 x 10'10 (4.42m x 3.30m )

having feature pelmet lighting, tv aerial point, roof with skylight and fitted blinds, upvc double glazed windows and bi-fold doors with fitted blinds opening onto Rear Garden.





## KITCHEN

12'5 x 12'3 (3.78m x 3.73m )

having an attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces, upstands and ceramic tiled splashbacks, central island unit with marble effect work surface, built in oven, gas hob with cooker hood over, space for fridge freezer, central heating radiator, tv aerial point, inset LED lighting and upvc double glazed French doors opening onto Sun Room.



### UTILITY ROOM

6'6 x 6'3 (1.98m x 1.91m )

having range of matching units, work surfaces, upstands and ceramic tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, central heating radiator and upvc double glazed door to Sun Room.

### FIRST FLOOR LANDING

14'5 x 4'2 (4.39m x 1.27m )

having central heating radiator and spindle balustraded staircase to Second Floor Landing.



## BEDROOM TWO

13'9 x 12'11 (4.19m x 3.94m )

having walk in closet, two central heating radiators and three upvc double glazed windows. Door to Ensuite Bathroom.





## ENSUITE BATHROOM

8'1 x 7'6 (2.46m x 2.29m )

having panelled bath, double shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, extractor fan, shaver point, central heating radiator and upvc double glazed window with obscure glass.



### BEDROOM THREE

12'7 x 9'6 (3.84m x 2.90m )

having central heating radiator, tv aerial point and upvc double glazed window.



## BEDROOM FOUR

12'8 x 8'8 (3.86m x 2.64m )

having central heating radiator, tv aerial point and upvc double glazed window.





## BEDROOM FIVE

11'4 x 8'8 (3.45m x 2.64m )

having central heating radiator, tv aerial point and upvc double glazed window.



### **FAMILY BATHROOM**

8'7 x 6'11 (2.62m x 2.11m )

having panelled bath, shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, extractor fan, shaver point, central heating radiator and upvc double glazed window with obscure glass.



### **SECOND FLOOR LANDING**

having spindle balustrading, central heating radiator, access to the roof space and upvc double glazed window. Door to Walk In Store.

### **STUDY AREA/GAMES ROOM**

14'3 x 8'4 (4.34m x 2.54m )

## MASTER BEDROOM

16 x 11'6 (4.88m x 3.51m )

having two central heating radiators, eaves storage and two velux roof lights.



## DRESSING AREA

having eaves storage.



## ENSUITE SHOWER ROOM

8'6 x 6'5 (2.59m x 1.96m )

having double shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator, shaver point, extractor fan and velux roof light.

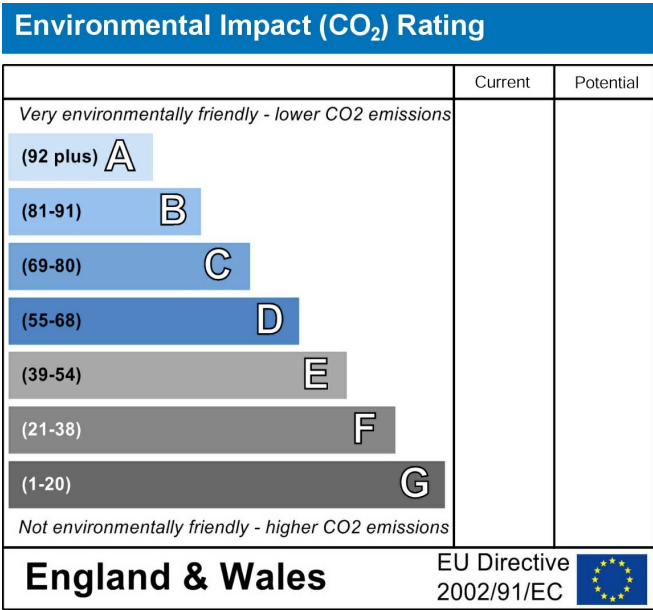
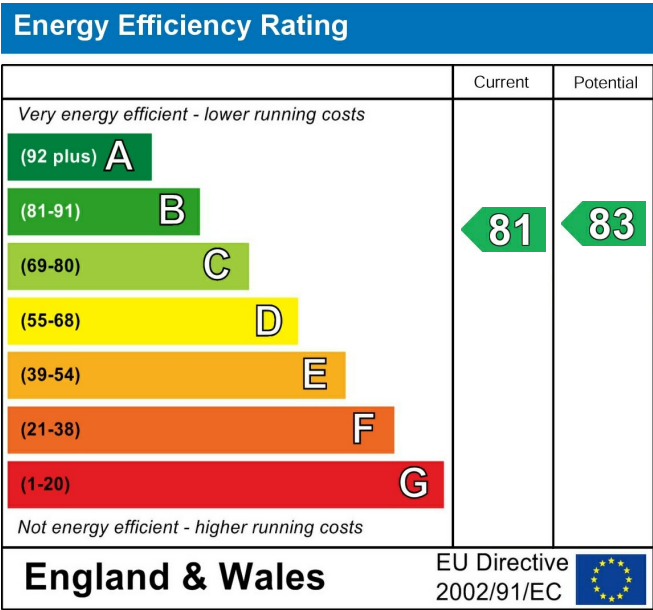


## OUTSIDE

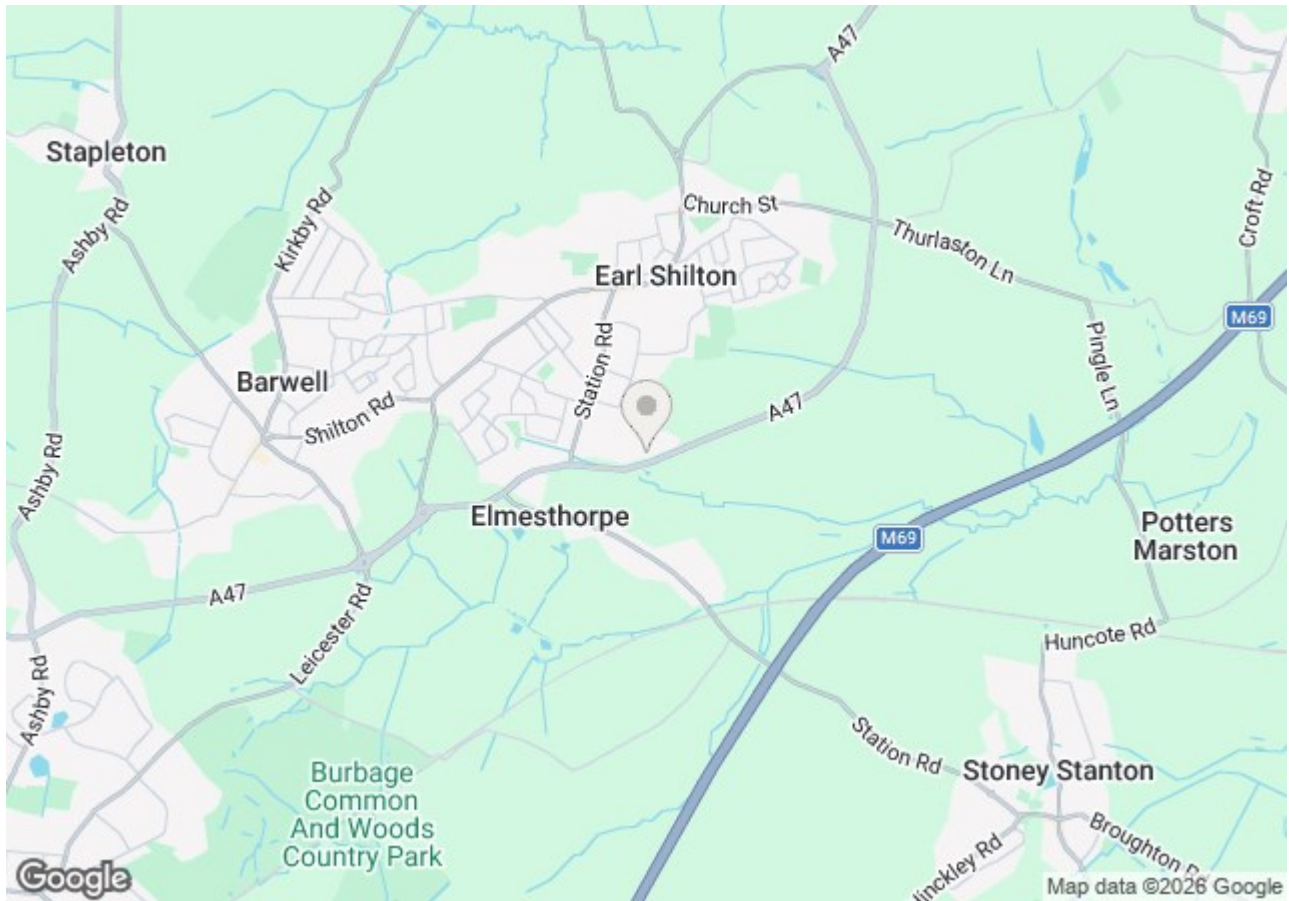
There is direct vehicular access to parking leading to DOUBLE GARAGE (17'7 x 17'5) with two separate doors, power, light and personal door to Garden. Pedestrian access via gate leading to a fully enclosed rear garden with patio area, lawn, walled and fenced boundaries.











**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

2348 ft<sup>2</sup>2348 ft<sup>2</sup>

Reduced headroom

87 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

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