

# CASTLE ESTATES

1982

**A WELL PRESENTED AND SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH GARAGE AND BEAUTIFULLY MAINTAINED PRIVATE REAR GARDEN SITUATED IN A QUIET CUL-DE-SAC LOCATION**



**28 ALMOND WAY  
EARL SHILTON LE9 7HZ**

**Offers In The Region Of £275,000**

- Impressive Entrance Hall
- Well Fitted Kitchen
- Two Double Bedrooms & Further Good Sized Bedroom
- Ample Off Road Parking & Garage
- Sought After & Quiet Cul-De-Sac Location
- Spacious Lounge/Dining Room
- Separate Utility Room
- Modern Family Bathroom
- Beautifully Maintained Private Rear Garden
- VIEWING ESSENTIAL



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www.castles-online.co.uk



Welcome to Almond Way, Earl Shilton. A charming location for this delightful semi-detached house. This property offers the perfect blend of comfort and style, making it an ideal choice for those seeking a new home. Situated in a peaceful cul-de-sac location.

As you step inside, you are greeted by an impressive entrance hall, spacious and well appointed lounge/dining room leading to a good sized kitchen and separate utility room. To the first floor there are three good sized bedrooms and a modern family bathroom.

The outdoor space is equally impressive, with a lovely landscaped gardens front and rear. The property also benefits from ample off road parking and brick built garage.

Located in Earl Shilton, you will have easy access to local amenities, schools, and transport links, making this house not only a beautiful home but also a practical choice for everyday living.

### **VIEWING**

By arrangement through the Agents.

### **DESCRIPTION**

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### **COUNCIL TAX BAND & TENURE**

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

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## HALL

13'2" x 5'11" (4.03m x 1.81m)

having upvc double glazed front door and side window with feature leaded lights, central heating radiator. Spindle balustraded staircase to the First Floor Landing with useful storage beneath.



## HALL



## LOUNGE AREA

13'7" x 11'7" (4.16m x 3.54m)

having feature wood fireplace with living flame gas fire, marble surround and hearth, coved ceiling, central heating radiator and upvc double glazed bow window overlooking the front garden. Archway to Dining Area.



## LOUNGE AREA





## DINING AREA

9'10" x 9'2" (3m x 2.81m)

having central heating radiator and coved ceiling, obscure glazed windows and door leading to Kitchen.



## DINING AREA



## KITCHEN

9'10" x 9'4" (3.01m x 2.85m)

having good range of fitted units including base units, drawers and wall cupboards, work surfaces and ceramic tiled splashbacks, inset single drainer sink with mixer tap, built in double electric Neff oven and grill, four ring electric hob, space and plumbing for dishwasher, integrated fridge, central heating radiator, dual aspect upvc double glazed windows to rear.





## KITCHEN



## UTILITY ROOM

9'9" x 8'3" (2.99m x 2.53m)

having range of fitted units including base units and wall cupboards, contrasting work surfaces, inset sink with drainer and chrome taps, space and plumbing for washing machine, space for tumble dryer, wine rack, gas fired boiler for central heating and domestic hot water, further under stairs storage, alarm control panel, upvc double glazed window to rear and upvc double glazed door to side.





## FIRST FLOOR LANDING

having spindle balustrading, central heating radiator, access to the fully boarded roof space with light and drop down ladder and upvc double glazed window to side.



## BEDROOM ONE

13'7" x 10'9" (4.16m x 3.29m)

having range of fitted furniture including wardrobes with cupboards over, dressing table with drawers, central heating radiator, tv aerial point and upvc double glazed window to front.





## BEDROOM TWO

9'11" x 10'7" (3.04m x 3.23m)

having central heating radiator, tv aerial point, airing cupboard housing the hot water tank, and upvc double glazed window to rear.



### BEDROOM THREE

5'11" x 6'10" (1.82m x 2.1m)

having fitted cupboard, central heating radiator and upvc double glazed window to front.





## BATHROOM

6'5" x 6'10" (1.96 x 2.1)

having modern white suite including integrated low level w.c., wash hand basin and vanity cabinets, panelled bath with electric power shower over, fully tiled walls and flooring, chrome heated towel rail and upvc double glazed window to rear with obscure glass.



## OUTSIDE

There is direct vehicular access over a good sized block paved driveway with ample off road parking for several cars. Double gates and further block paved driveway leading to GARAGE (5.58m x 2.74m) with up and over door, power and light. A well tended and landscaped raised foregarden with range of shrubs, A fully enclosed beautifully landscaped and private garden laid principally to lawn with feature patio area, mature flower and shrub borders, well fenced boundaries, bespoke garden lighting. SUMMER HOUSE being double glazed and fully insulated with LED spot lighting and multiple power sockets. Not overlooked from the rear.





## OUTSIDE



## OUTSIDE





OUTSIDE



OUTSIDE





## OUTSIDE



## OUTSIDE





## OUTSIDE




## OUTSIDE - GARAGE






## Energy Efficiency Rating

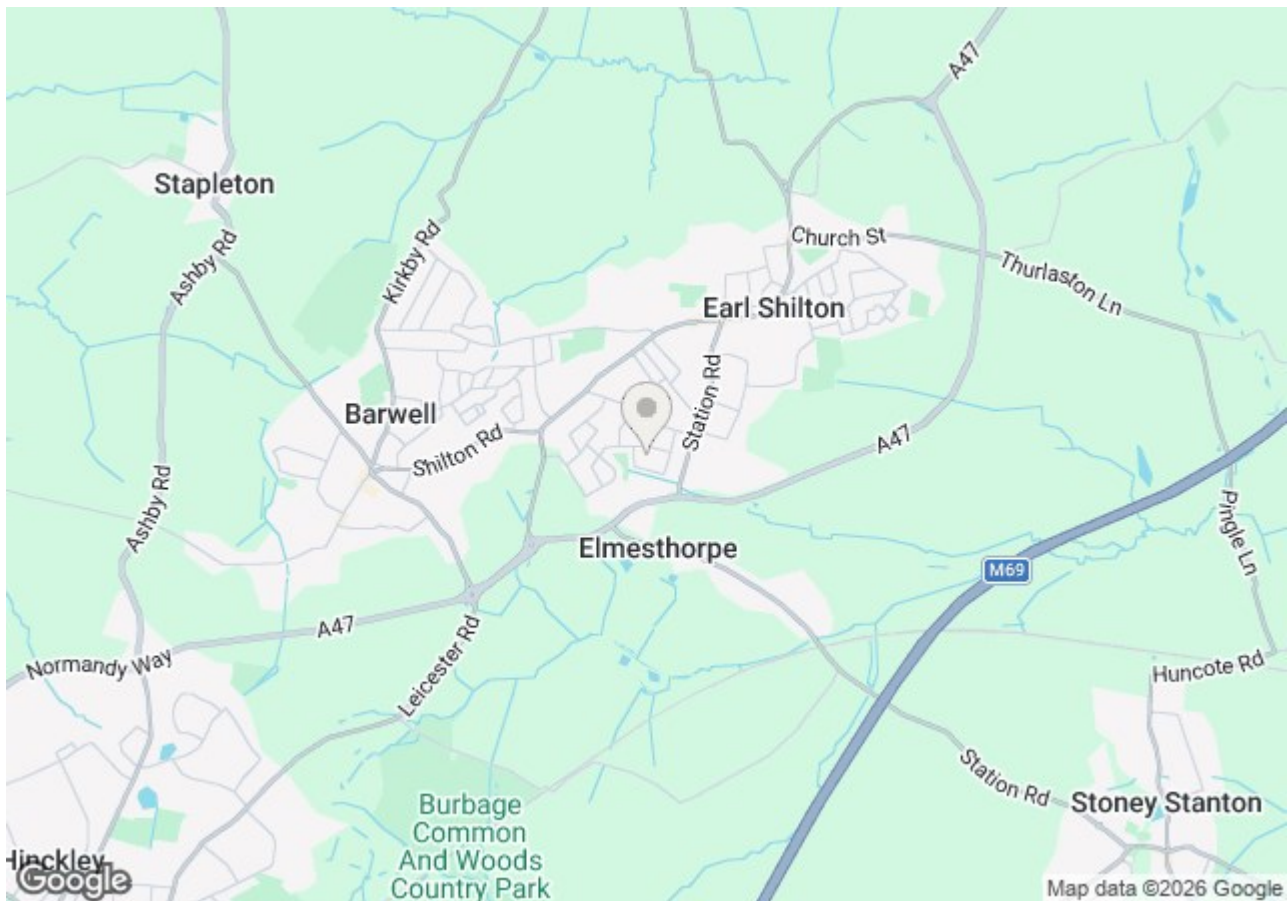
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



84

66

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

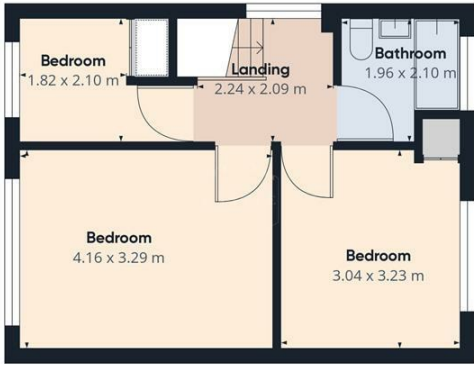
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not energy efficient - higher running costs</b>			<b>84</b>	<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>			
<b>England &amp; Wales</b> EU Directive 2002/91/EC 				<b>England &amp; Wales</b> EU Directive 2002/91/EC 			



**Floor 0** Building



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Approximate total area<sup>(9)</sup>  
98.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**

## 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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