

# CASTLE ESTATES

1982

**A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**45 EQUITY ROAD EAST  
EARL SHILTON LE9 7FZ**

**Price £250,000**

- Entrance Hall
- Lounge/Dining Room
- Three Double Bedrooms
- Separate W.C.
- Well Tended Rear Garden
- Recently Refitted Kitchen
- Snug/Family Room
- Family Bathroom
- Ample Off Road Parking & Integral Garage
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This well presented semi-detached house located on Equity Road East in Earl Shilton enjoys many attractive features and viewing essential.

Situated in a popular location, this house provides easy access to local amenities, schools, and transport links.

Don't miss out on the opportunity to own this lovely home in Earl Shilton. Book a viewing today !

### **VIEWING**

By arrangement through the Agents.

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

Hinckley and Bosworth Borough Council - Band B

### **ENTRANCE PORCH**

having upvc double glazed front door. Door to Hall.

### **HALL**

having central heating radiator. Staircase to the First Floor Landing with under stairs storage cupboard.





**KITCHEN**

16'0" x 8'2" (4.9m x 2.5m)

having been recently refitted with attractive Shaker style units including base units, drawers and wall cupboards with under lighting, contrasting granite effect work surfaces and upstand, inset sink with chrome mixer tap, built in electric double oven and grill, induction hob with extractor hood over, integrated fridge freezer, integrated washing machine, integrated dishwasher, ceramic tiled flooring, inset LED lighting and upvc double glazed window to front.





## LOUNGE/DINING ROOM

19'4" x 10'2" (5.9m x 3.1m )

having central heating radiator, oak wood effect flooring and upvc double glazed French doors opening onto the rear garden. Square archway to Snug/Family Room.







### SNUG/FAMILY ROOM

12'1" x 8'2" (3.7m x 2.5m )

having central heating radiator, upvc double glazed windows with fitted blinds, velux roof light and upvc double glazed French doors opening onto rear garden.





## FIRST FLOOR LANDING

having access to the part boarded roof space.



## BEDROOM ONE

10'5" x 10'2" (3.2m x 3.1m )

having central heating radiator, built in storage cupboard and upvc double glazed window to rear.





## BEDROOM TWO

12'9" x 9'2" (3.9m x 2.8m )

having central heating radiator and upvc double glazed window to rear.





### BEDROOM THREE

10'9" x 6'10" (3.3m x 2.1m )

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



## BATHROOM

having white suite including P ended bath with electric shower over, pedestal wash hand basin with chrome mixer tap, fully tiled walls and central heating radiator.



## SEPARATE W.C.

having low level w.c.



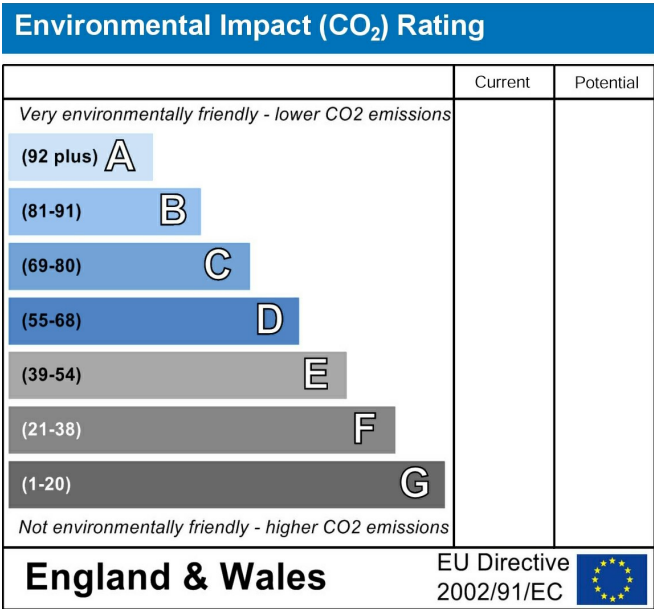
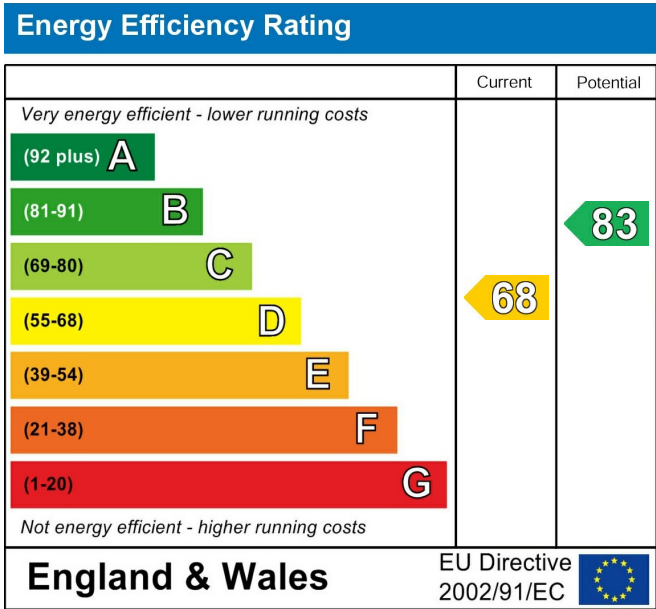


## OUTSIDE

There is direct vehicular access over a block paved driveway with standing for up to three/four cars leading to INTEGRAL GARAGE with up and over door, power and light. A private access to a fully enclosed rear garden with patio area, lawn, raised beds and well fenced boundaries.







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

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
100.43 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.

## **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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