

# CASTLE ESTATES

1982

**A TWO/THREE BEDROOMED SEMI DETACHED PROPERTY WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**86 HEATH LANE  
EARL SHILTON LE9 7PD**

**Offers Over £175,000**

- IN NEED OF MODERNISATION
- Entrance Hall
- Separate Dining Room
- Two Double Bedrooms & Further Nursery/Box Room
- Off Road Parking For Car
- NO CHAIN
- Lounge To Front
- Kitchen
- Family Bathroom
- Mature Private Gardens Front & Rear



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**\*\* NO CHAIN \*\*** This semi-detached house presents a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation, this allows for the new owner to personalise the space to their taste and style, making it truly their own.

The accommodation enjoys entrance hall, lounge to front, separate dining room and kitchen. To the first floor there are two double bedrooms, further nursery/box room and a good sized family bathroom. Outside the property has off road parking and well tended private gardens.

One of the key advantages of this property is that it comes with no onward chain, ensuring a smooth and efficient purchasing process. The location in Earl Shilton is ideal, offering convenient access to local amenities, schools, and transport links.

This semi-detached house is perfect for first-time buyers, investors, or anyone looking to embark on a renovation project. Don't miss the chance to explore the possibilities that await you at Heath Lane.

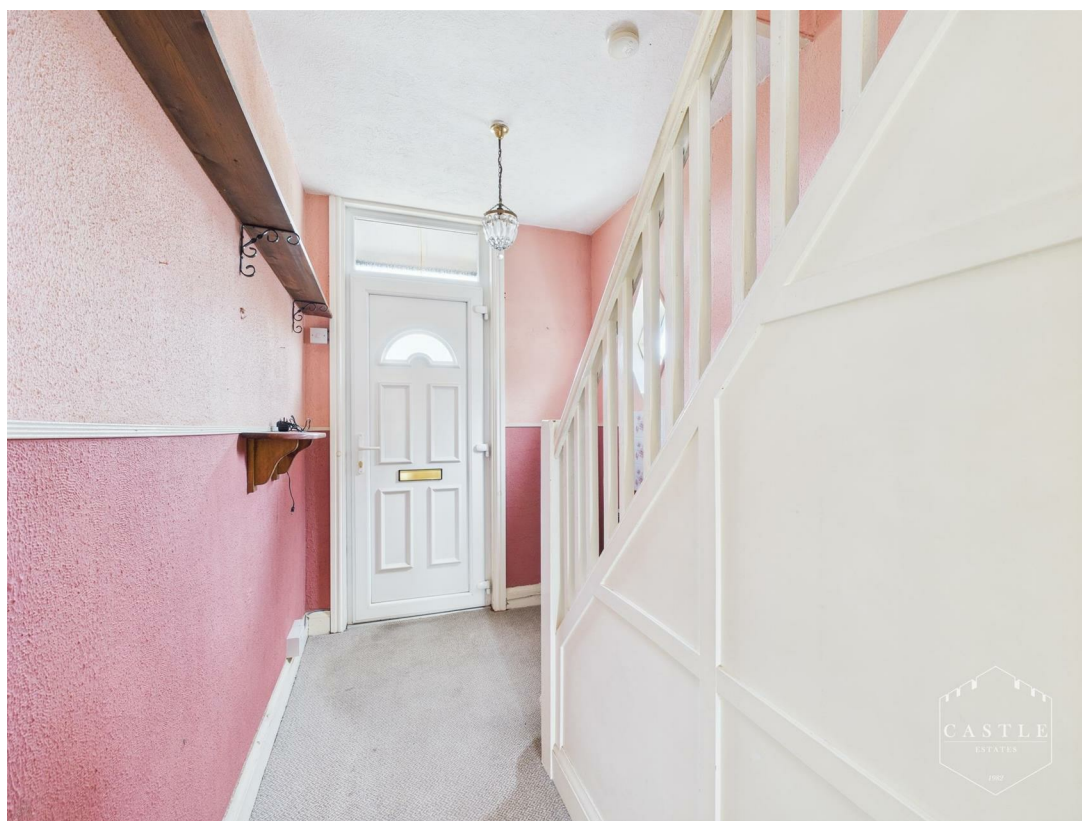
### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

14'6" x 5'10" (4.43m x 1.80m )

having upvc double glazed front door, feature diamond shaped window with obscure glass, storage heater and staircase to the First Floor Landing.





## LOUNGE

11'11" x 11'3" (3.65m x 3.45m )

having upvc double glazed bay window to front, brick fireplace with fire and tv aerial point.



## DINING ROOM

12'3" x 11'10" (3.74m x 3.63m )

having original fireplace and upvc double glazed window to rear.



**KITCHEN**

9'0" x 5'9" (2.76m x 1.77m )

having base unit with inset stainless steel sink, fly over work surface with space beneath for fridge and freezer, space for cooker, upvc double glazed window to rear and upvc double glazed side door.





## FIRST FLOOR LANDING

having upvc double glazed window to side and balustrading.



## BEDROOM ONE

11'4" x 9'7" (3.47m x 2.94m )

having upvc double glazed window to front built in wardrobes and drawers.



## **BEDROOM TWO**

12'3" x 9'10" (3.75m x 3.01m)

having built in storage, original fireplace and upvc double glazed window to rear.



## **NURSERY/BOX ROOM**

5'10" x 5'6" (1.78m x 1.70m )

having upvc double glazed window to front.

## BATHROOM

9'1" x 6'11" (2.78m x 2.11m )

having panelled bath with shower over, low level w.c., wash hand basin, built in storage cupboard and upvc double glazed window with obscure glass to rear.



## OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for a car. A Lawned foregarden with shrubs. Pedestrian access via gate leading to a private rear garden with OUTBUILDINGS including W.C. and Coal Store, patio area, lawn, hedged and fenced boundaries.






### 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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	


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

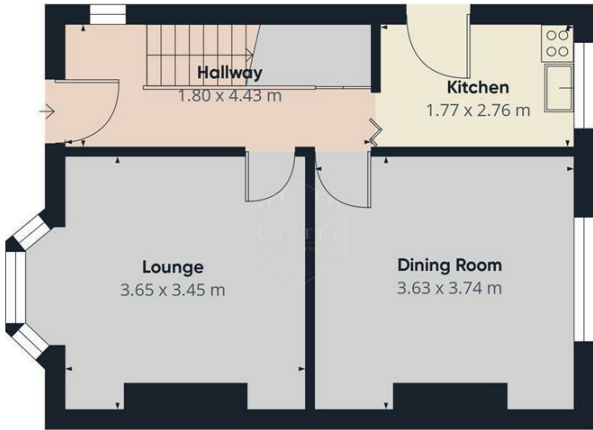
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**Floor**



Floor

Approximate total area<sup>(1)</sup>  
75.9 m<sup>2</sup>

(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.

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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