

CASTLE ESTATES

1982

A TASTEFULLY PRESENTED AND IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH AMPLE OFF ROAD PARKING AND PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER AND CONVENIENT CUL-DE-SAC LOCATION



**22 TOMMY BROWN CLOSE
EARL SHILTON LE9 7NZ**

Offers In The Region Of £270,000

- Entrance Vestibule With Guest Cloakroom
- Contemporary Fitted Dining Kitchen
- Modern Family Bathroom
- Private Lawned Rear Garden
- Attractive Lounge
- Three Good Sized Bedrooms
- Ample Off Road Parking To Side
- Sought After & Convenient Location



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**** VIEWING ESSENTIAL **** This tastefully presented semi detached family residence must be viewed to fully appreciate its wealth of quality fixtures and fittings.

Boasting an entrance vestibule with guest cloakroom off, good sized lounge and a contemporary fitted dining kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property enjoys off road parking to side with extra garden area and a private well tended rear garden.

It situated in a popular and convenient location within walking distance of local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

3'6 x 3'1 (1.07m x 0.94m)

having composite front door with feature leaded lights, upvc double glazed window to side and wood effect flooring with under floor heating. Door to Guest Cloakroom.

GUEST CLOAKROOM

5'4 x 3'4 (1.63m x 1.02m)

having low level w.c., corner wash hand basin, wood effect flooring with under floor heating and upvc double glazed window with obscure glass.



LOUNGE

14'7 x 12'4 (4.45m x 3.76m)

having upvc double glazed window to front, wood effect flooring with under floor heating and wall mounted tv aerial point. Feature spindle balustraded staircase to First Floor Landing.





DINING KITCHEN

17'6 x 9'7 (5.33m x 2.92m)

having an attractive range of contemporary gloss fitted units including base units, drawers and wall cupboards, Quartz work surfaces and upstand, inset sink with mixer tap, built in oven, gas hob with stainless steel splashback and cooker hood over, integrated fridge freezer, integrated washing machine, wood effect flooring with under floor heating, inset LED lighting, upvc double glazed window to rear and French doors opening onto Garden.





FIRST FLOOR LANDING

having spindle balustrading and access to the roof space.

BEDROOM ONE

11'7 x 9'8 (3.53m x 2.95m)

having upvc double glazed window to front, central heating radiator and wall mounted tv aerial point.



BEDROOM TWO

10'6 x 9'8 (3.20m x 2.95m)

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



BEDROOM THREE

11'2 x 7'5 (3.40m x 2.26m)

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



FAMILY BATHROOM

7'5 x 6 (2.26m x 1.83m)

having P ended panelled bath with shower over and glass screen, integrated low level w.c., wash hand basin and vanity cabinets, fully tiled walls, chrome heated towel rail, extractor fan, shaver point and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access to block paved driveway to the side with standing for several cars and further garden area. Block paved foregarden/parking area. Pedestrian access to a fully enclosed lawned rear garden with patio area and well fenced boundaries. Private not overlooked from the rear.





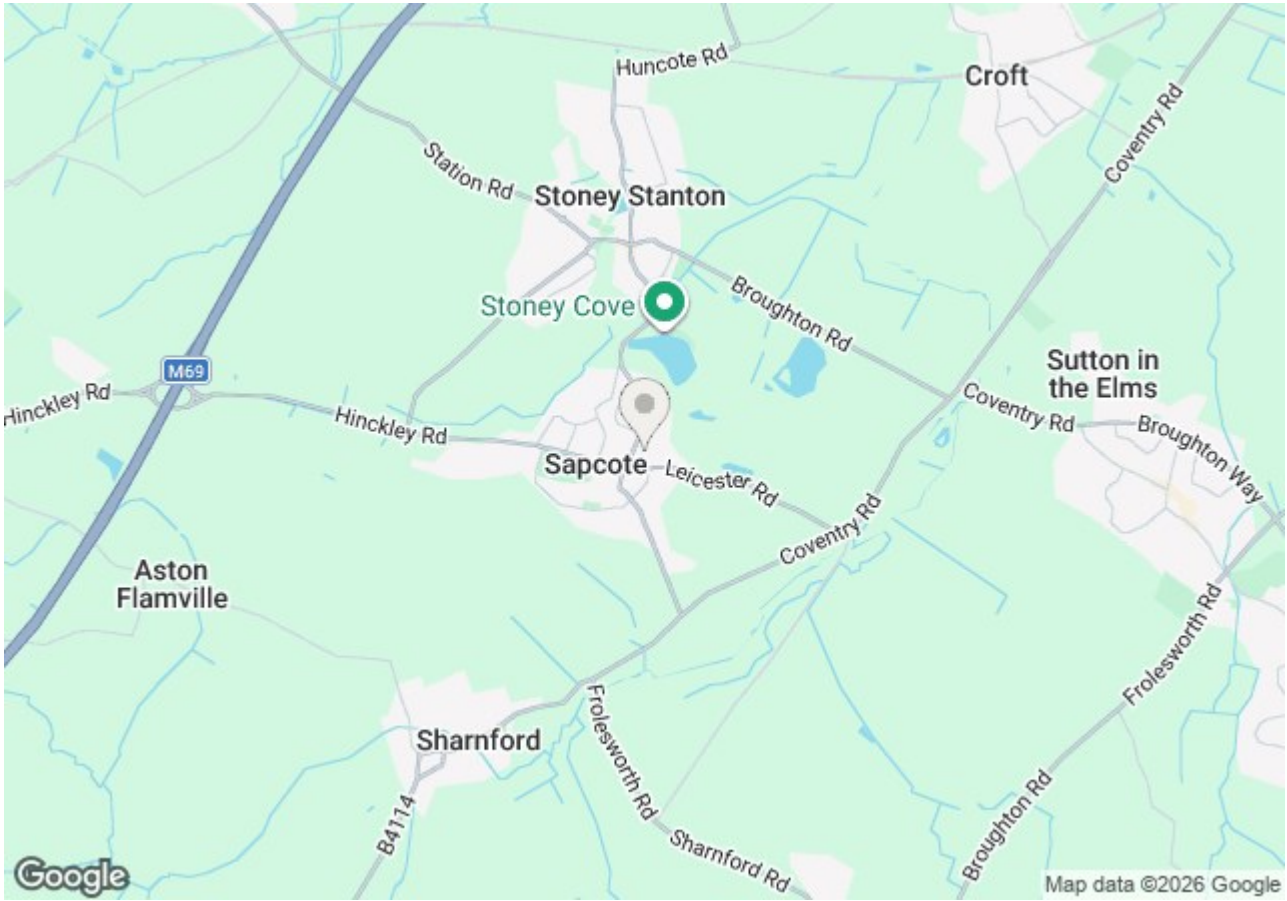


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
815 ft²

(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.

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
