

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE  
WITH PARKING AND EASY TO MAINTAIN GARDENS SITUATED IN A POPULAR  
RESIDENTIAL LOCATION**



**53 COOKES DRIVE  
BROUGHTON ASTLEY LE9 6RH**

**Offers In Excess Of £250,000**

- Entrance Hall
- Separate Dining Area
- Three Bedrooms
- Off Road Parking For Car
- Popular Residential Location
- Attractive Lounge
- Well Fitted Kitchen
- Family Bathroom
- Easy To Maintain Gardens
- VIEWING ESSENTIAL



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This well presented semi-detached family residence enjoys many attractive features and internal viewing is highly recommended.

The accommodation consists of entrance hall, well fitted kitchen, good sized attached lounge and separate dining area. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property benefits from off road parking and easy to maintain gardens.

It is situated in a popular town of Broughton Astley with its range of shops, schools and amenities. Those wishing to commute will find easy access to all travel networks.

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

Harborough Council - Band B (Freehold).

### **ENTRANCE HALL**

14'9" x 6'2" (4.52m x 1.90m )

having upvc double glazed front door and side windows with obscure glass, wood effect flooring and central heating radiator. Feature balustraded staircase to the First Floor Landing with useful storage beneath.





**KITCHEN**

8'6" x 7'10" (2.61m x 2.39m )

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset single drainer sink with mixer tap, built in electric oven, ceramic hob with cooker hood over, space for upright fridge freezer and upvc double glazed window to rear.



**LOUNGE**

14'9" x 11'3" (4.50m x 3.43m )

having feature fireplace with open fire, tv aerial point, wood effect flooring, coved ceiling and central heating radiator. Square archway to Dining Room.

**LOUNGE**

## DINING ROOM

9'6" x 8'5" (2.90m x 2.58m )

having central heating radiator, coved ceiling, wood effect flooring and upvc double glazed sliding doors opening onto the rear garden.

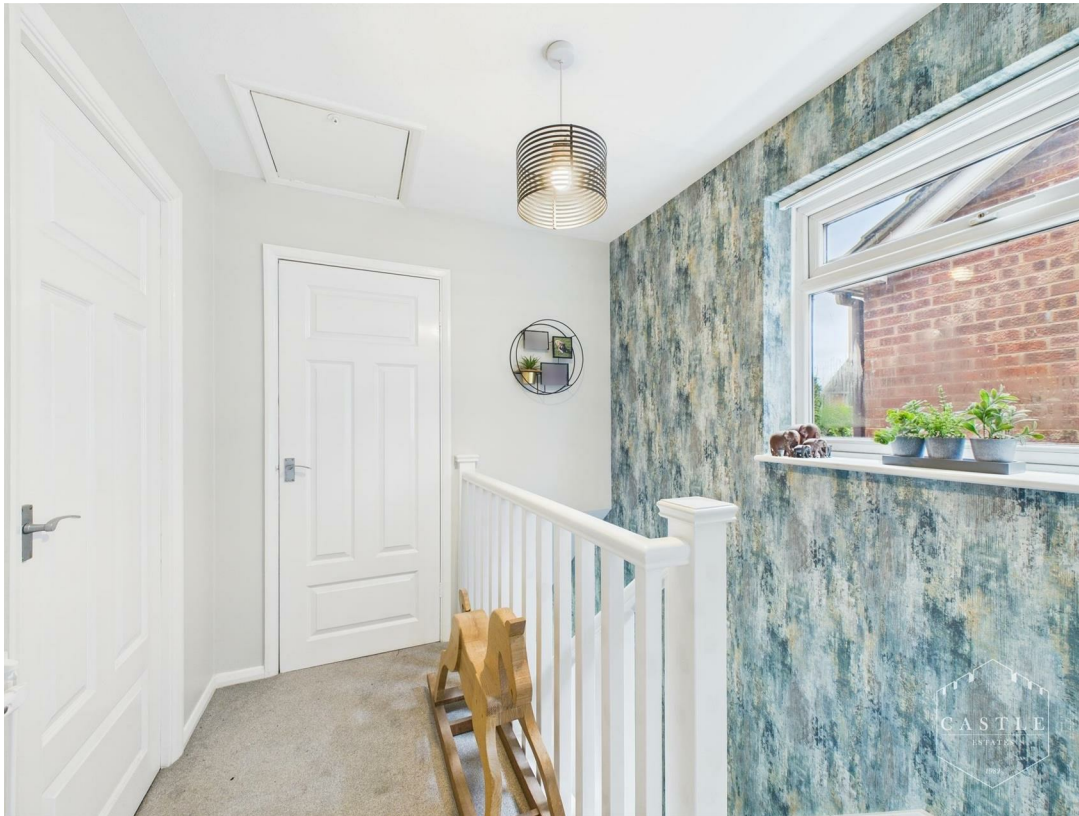




## FIRST FLOOR LANDING

9'2" x 6'11" (2.81m x 2.11m)

having upvc double glazed window side, access to the roof space and spindle balustrading.



## BEDROOM ONE

12'0" x 10'9" (3.68m x 3.30m )

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



## BEDROOM ONE



## BEDROOM TWO

11'8" x 10'8" (3.56m x 3.26m )

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





### BEDROOM THREE

7'6" x 6'11" (2.31m x 2.12m )

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



## BATHROOM

6'11" x 6'6" (2.13m x 2m)

having white suite including panelled bath with shower over, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, heated towel rail and upvc double glazed window with obscure glass.





## OUTSIDE

There is off road parking on block. A lawned foregarden with path leading to front door. Pedestrian access via gate leading to an easy to maintain rear garden with decked area, raised beds with mature shrubs and well fenced boundaries.



## OUTSIDE





## OUTSIDE




## OUTSIDE - PARKING




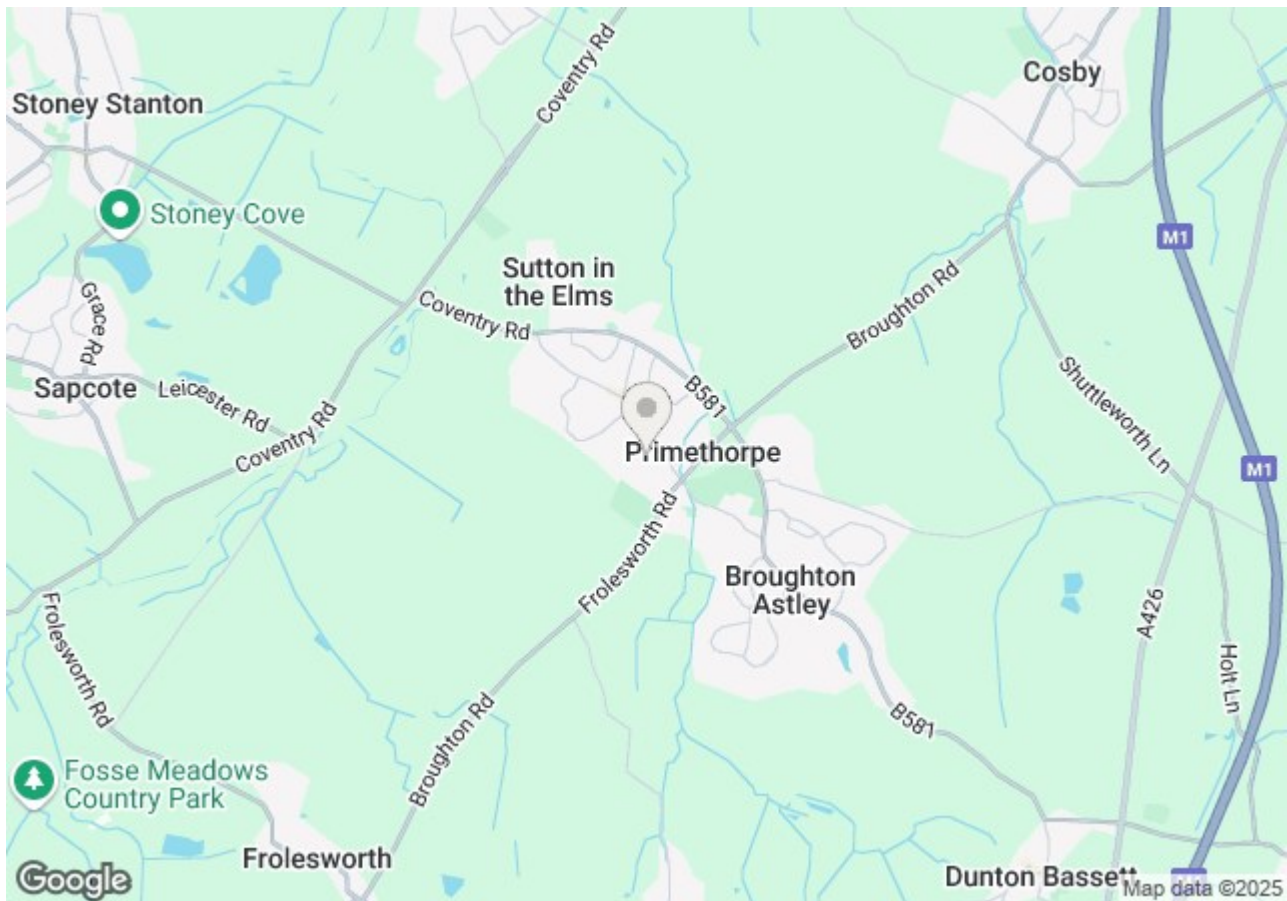


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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	

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

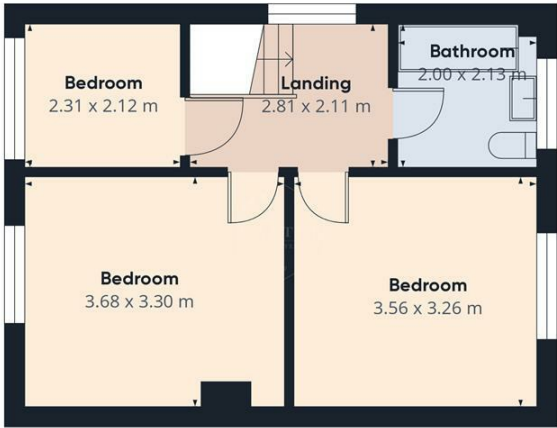
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		84		(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	



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
75.01 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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