CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED THREE BEDROOMED DETACHED BUNGALOW STANDING A GOOD SIZED MATURE PLOT WITH AMPLE PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED IN POPULAR NON ESTATE RESIDENTIAL LOCATION



78 MAPLE WAY
EARL SHILTON LE9 7HW

Offers In The Region Of £330,000

- Enclosed Entrance Porch
- Attractive Lounge
- Well Fitted Kitchen
- Family Bathroom
- Well Tended Mature Gardens
- L Shaped Hall
- Sun Room
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- NO CHAIN - VIEWING ESSENTIAL

CASTLE ESTATES 1982

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info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** NO CHAIN ** This well appointed and spacious detached bungalow stands on a good sized plot with ample parking, garage and a private rear garden. Viewing is essential.

The accommodation enjoys enclosed entrance porch, L shaped inner hall, attractive lounge opening onto sun room, well fitted kitchen, three good sized bedrooms and a family bathroom.

It is situated in a most popular and convenient non estate residential location, close to all 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 D (Freehold).

ENCLOSED ENTRANCE PORCH

14'9 x 3'2 (4.50m x 0.97m)
having upvc double glazed double doors to front, upvc double glazed side windows and light. Wooden obscure glazed door to Hall.



HALL

20'2 x 3'8 (6.15m x 1.12m)
having wall light points, two central heating radiators, coved ceiling and access to the roof space.



LOUNGE

15'8 x 13'5 (4.78m x 4.09m)

having feature fireplace with inset fire, marble back and hearth, two central heating radiators, wall light points, coved ceiling, upvc double glazed window to side and upvc double glazed French doors opening onto Sun Room.







SUN ROOM

10'2 x 9'2 (3.10m x 2.79m)
having tiled flooring, central heating radiator, polycarbonate roof with fan and light, upvc double glazed windows and French doors opening onto Garden.



KITCHEN

12'1 x 8'11 (3.68m x 2.72m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap and rinser bowl, ceramic tiled splashbacks, built in double oven, gas hob with cooker hood over, integrated fridge freezer, central heating radiator, upvc double glazed window to rear and upvc double glazed door to Side Passageway.





SIDE PASSAGEWAY

14'3 x 3'1 (4.34m x 0.94m)
having upvc double glazed door to front and wooden door to rear.

MASTER BEDROOM

13'7 x 10'9 (4.14m x 3.28m)
having an attractive range of fitted furniture including wardrobes and chest of drawers, central heating radiator, coved ceiling and upvc double glazed window to front.





BEDROOM TWO

10'9 x 9'11 (3.28m x 3.02m)

having wood effect flooring, central heating radiator, coved ceiling and upvc double glazed window to side.



BEDROOM THREE

8'10 x 8'7 (2.69m x 2.62m)

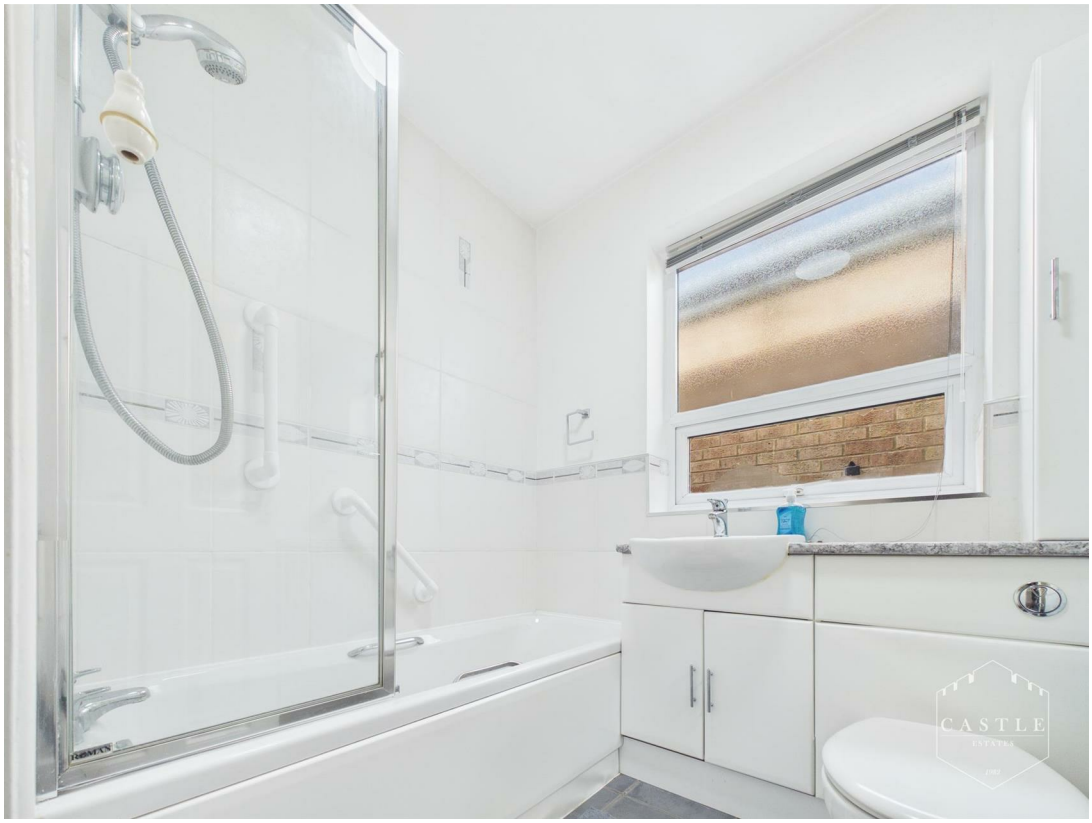
having wood effect flooring, central heating radiator and upvc double glazed window to front.



BATHROOM

6'4 x 5'6 (1.93m x 1.68m)

having panelled bath with shower screen and shower over, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass to side.



OUTSIDE

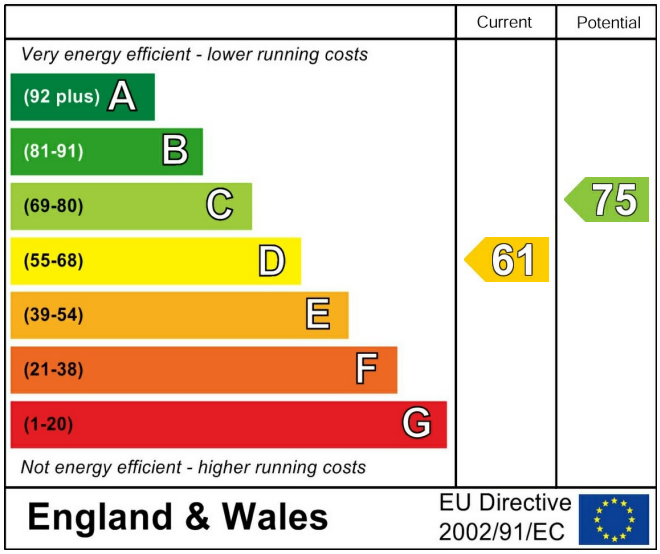
There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE (16'11 X 8'4) with up and over door, power and light. A lawned foregarden. Pedestrian access via both sides of the property to a private, mature rear garden with patio area, lawn, flower borders and trees, well fenced boundaries and summer house.



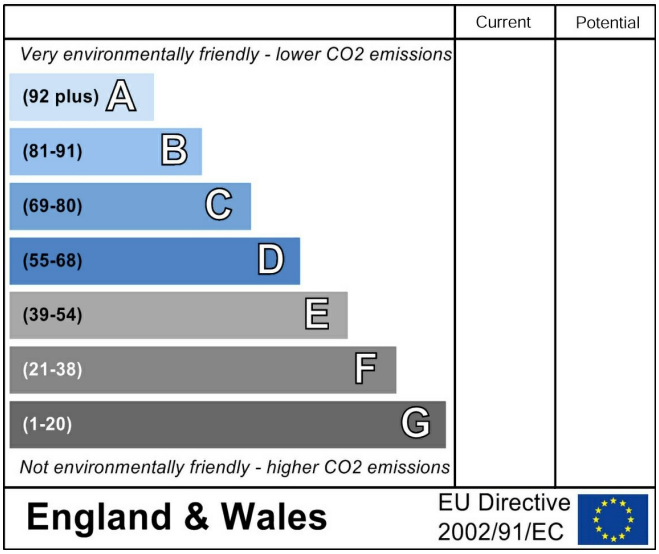




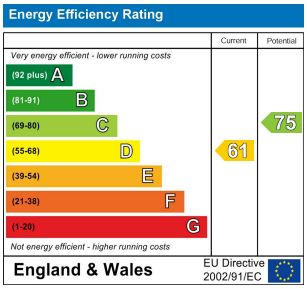
Energy Efficiency Rating

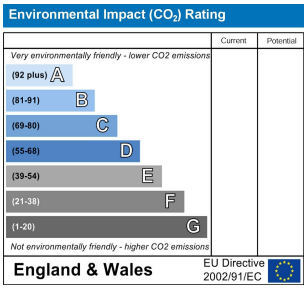


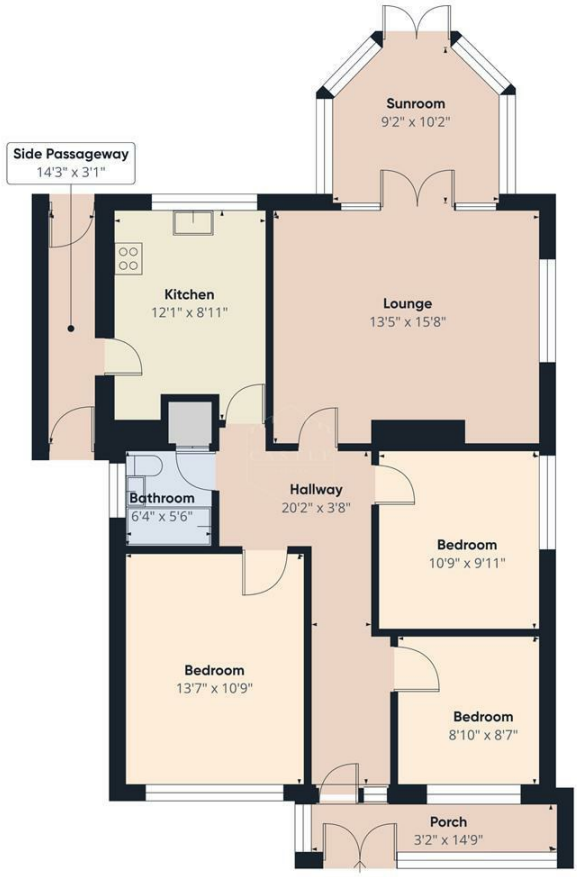
Environmental Impact (CO_2) Rating




Stapleton
Ashby Rd
Kirkby Rd
Church St
Thurlaston Ln
Earl Shilton
Station Rd
A47
Barwell
Shilton Rd
Ashby Rd
Elmesthorpe
M69
Pingle Ln
A47
Normandy Way
Leicester Rd
Huncote Rd
Station Rd
Stoney Stanton
Burbage
Common
And Woods
Country Park
Google
Map data ©2026 Google







Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

984 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