

CASTLE ESTATES

1982

A WELL APPOINTED TRADITIONAL THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION **NO CHAIN**



**4 EQUITY ROAD EAST
EARL SHILTON LE9 7FY**

£1,000 Per Calendar Month

- Entrance Porch To Hall
- Separate Dining Room
- Utility Room & Separate W.C.
- Family Bathroom
- Lawned Gardens Front & Rear
- Lounge To Front
- Well Fitted Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- NO CHAIN - VIEWING ESSENTIAL



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This well appointed traditional detached family residence enjoys a private plot with ample off road parking, garage and lawned gardens front and rear.

The accommodation boast entrance porch to hall, lounge to front, separate dining room, well fitted kitchen, utility room and separate w.c. To the first floor there are three bedrooms and a family bathroom.

It is situated in a sought after and convenient location, ideally placed for all local amenities including range of shops and schools for all ages. 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).

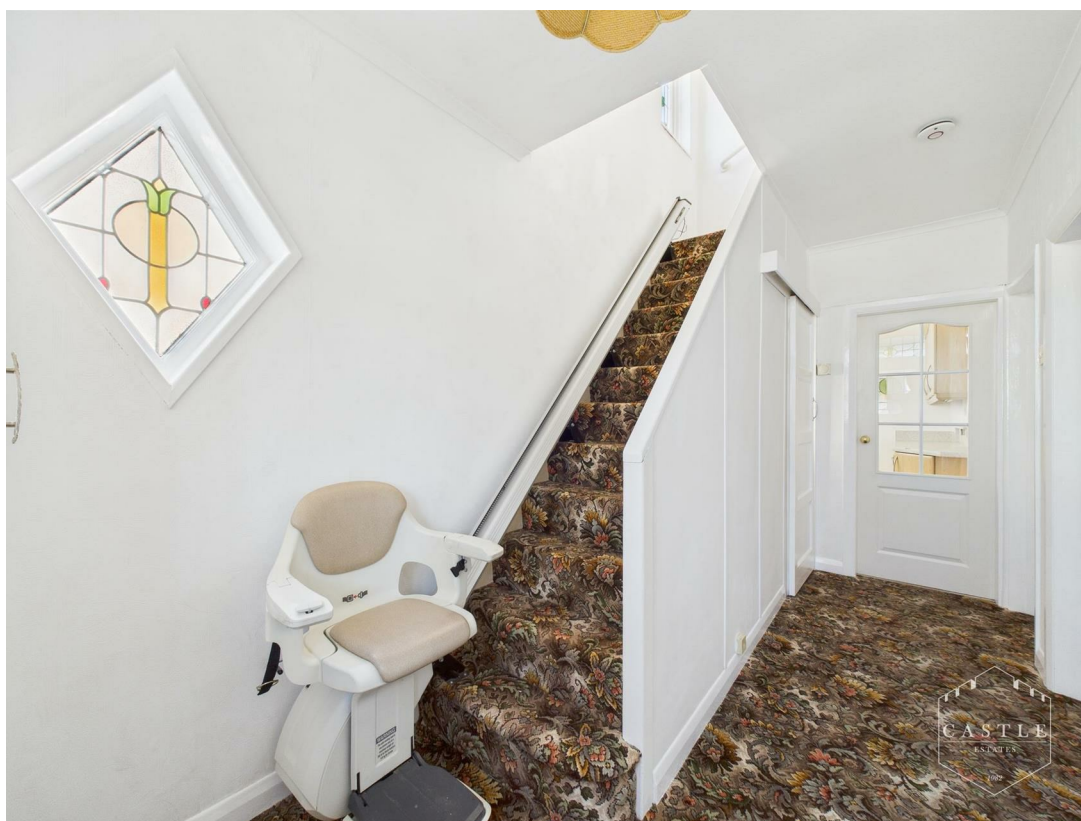
ENTRANCE PORCH

having upvc double glazed door to front and side windows. Original door with coloured leaded lights opening through to Hall.

HALL

14'5" x 3'6" (4.40m x 1.09m)

having built in cupboard, feature diamond shaped leaded light window, central heating radiator and coved ceiling. Staircase to First Floor Landing.



UNDER STAIRS PANTRY

8'0" x 2'9" (2.45m x 0.84m)

having fitted shelving, window with obscure glass, tiled flooring and electric consumer board.

LOUNGE

11'11" x 11'2" (3.65m x 3.41m)

having double glazed bay window with leaded lights to front, central heating radiator, feature fireplace with inset fire, marble back and hearth, coved ceiling and tv aerial point.



DINING ROOM

12'4" x 12'0" (3.77m x 3.67m)

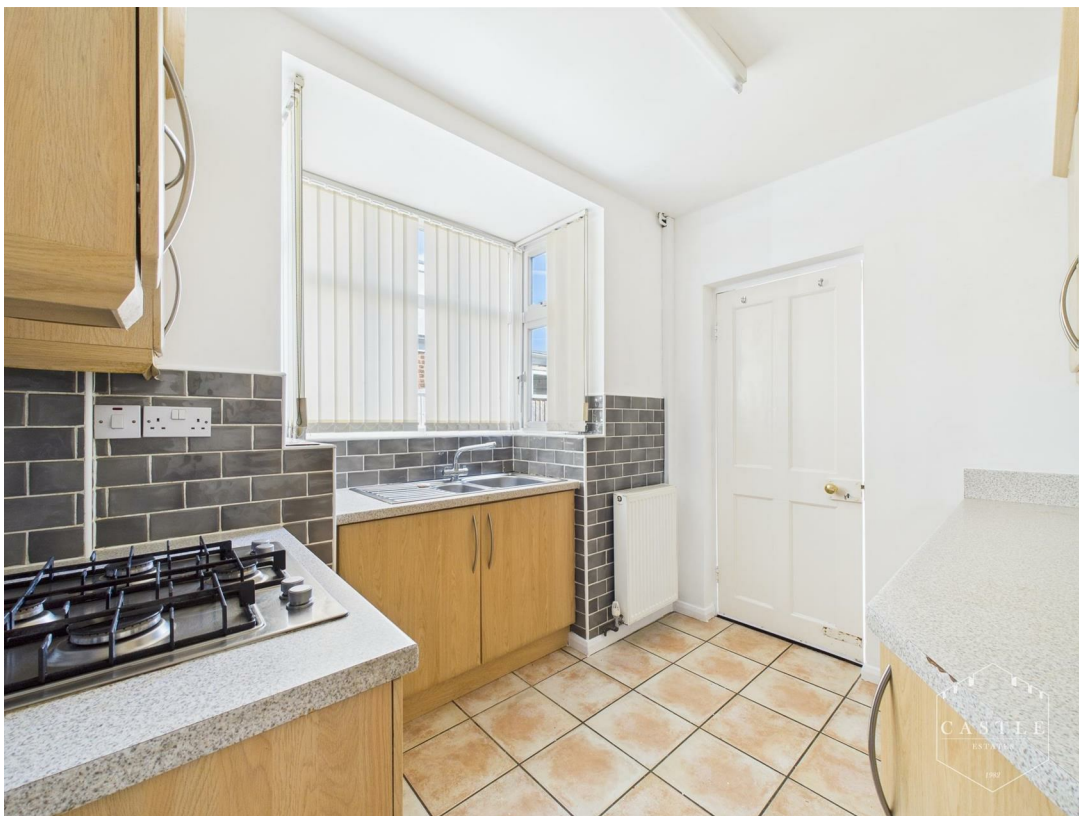
having double glazed window to rear, original fireplace with fire, central heating radiator, coved ceiling and telephone point.



KITCHEN

9'2" x 8'10" (2.80m x 2.71m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in oven, gas hob with extractor hood over, central heating radiator, tiled flooring and square bay double glazed window to side.



UTILITY ROOM

6'10" x 6'7" (2.09m x 2.03m)

having space and plumbing for washing machine, wall mounted gas fired boiler for central heating and domestic hot water. Door to garden with obscure glass, further doors to Garage and Separate W.C.



SEPARATE W.C.

having low level w.c. and double glazed window with obscure glass.

FIRST FLOOR LANDING

having double glazed window with leaded lights to side and access to the roof space.

BEDROOM ONE

12'0" x 11'3" (3.67m x 3.45m)

having double glazed window with coloured leaded lights to front, range of fitted wardrobes and drawers, central heating radiator and coved ceiling.



BEDROOM TWO

12'4" x 12'0" (3.77m x 3.67m)

having double glazed window to rear, central heating radiator and coved ceiling.



BEDROOM THREE

9'2" x 6'5" (2.80m x 1.98m)

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



BATHROOM

6'5" x 6'5" (1.98m x 1.97m)

having panelled bath with shower over, rail and curtain, pedestal wash hand basin, low level w.c., inset LED lighting, easy clean panelled walls, central heating radiator and feature window with leaded lights and obscure glass to front.

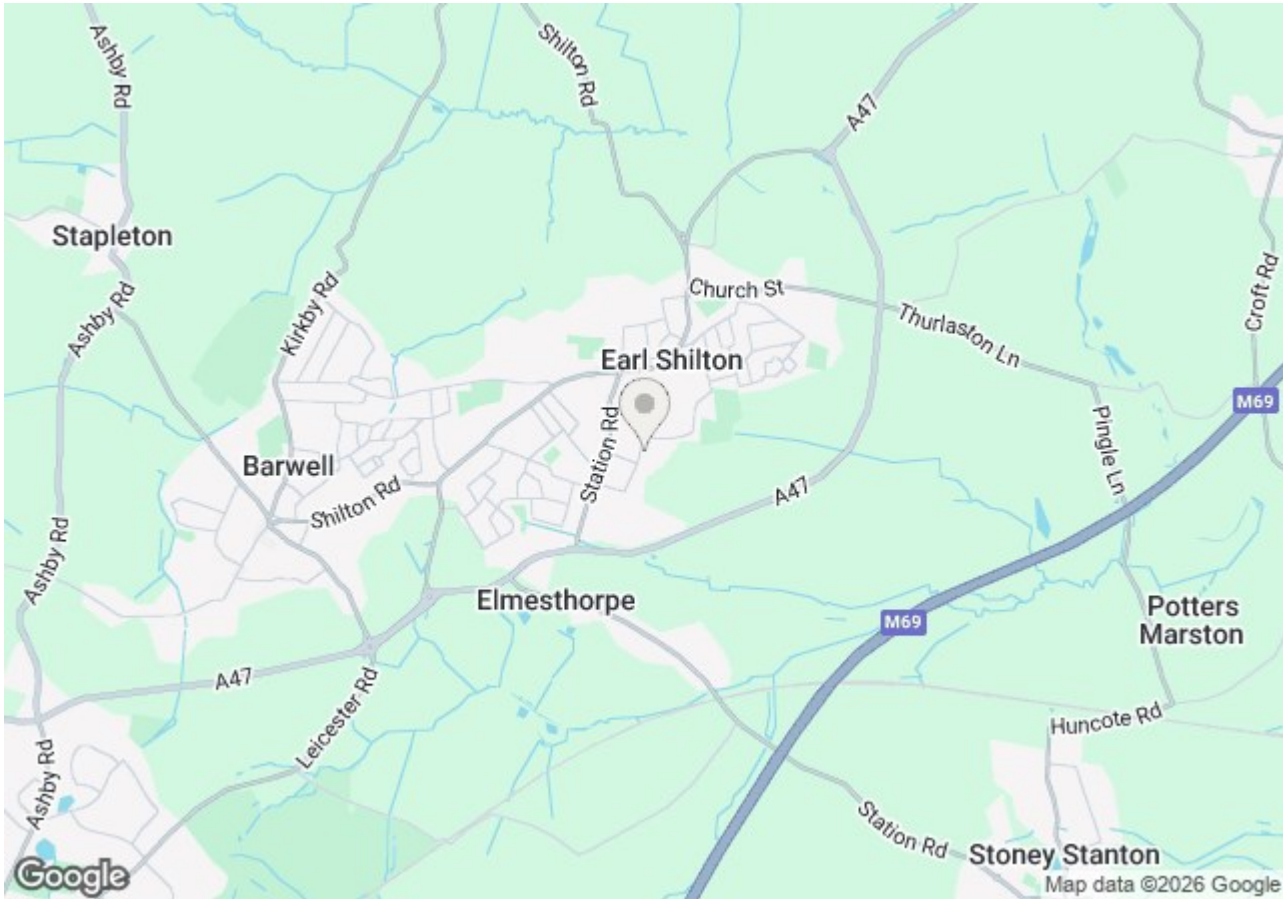
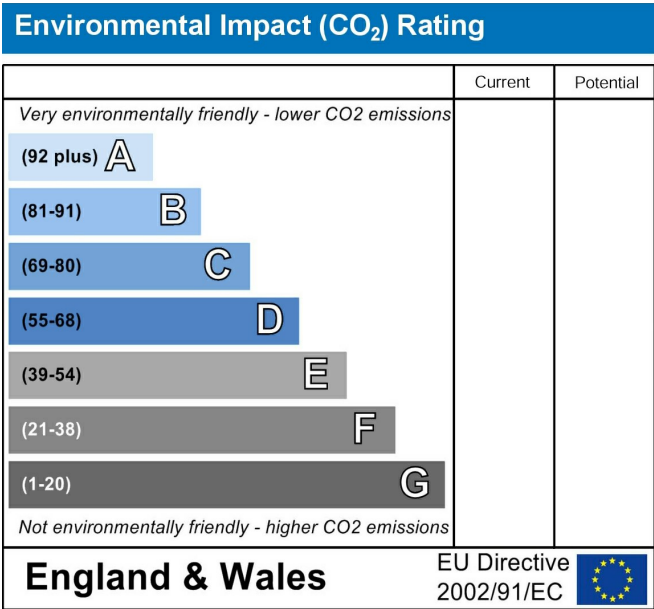
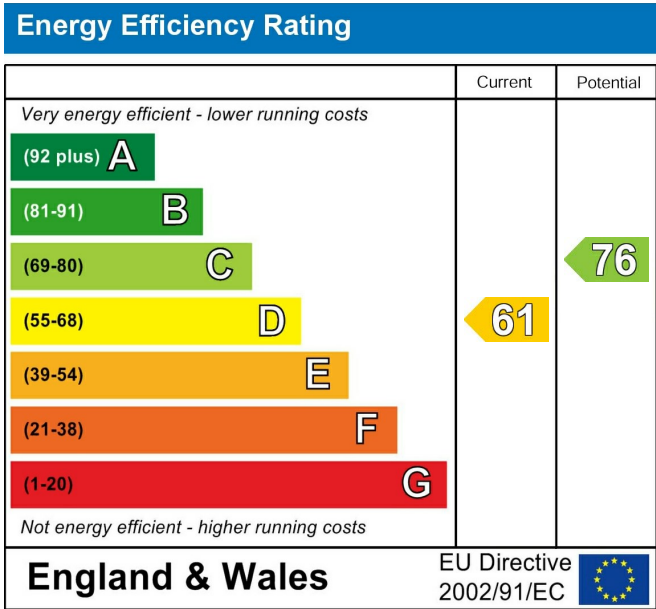


OUTSIDE

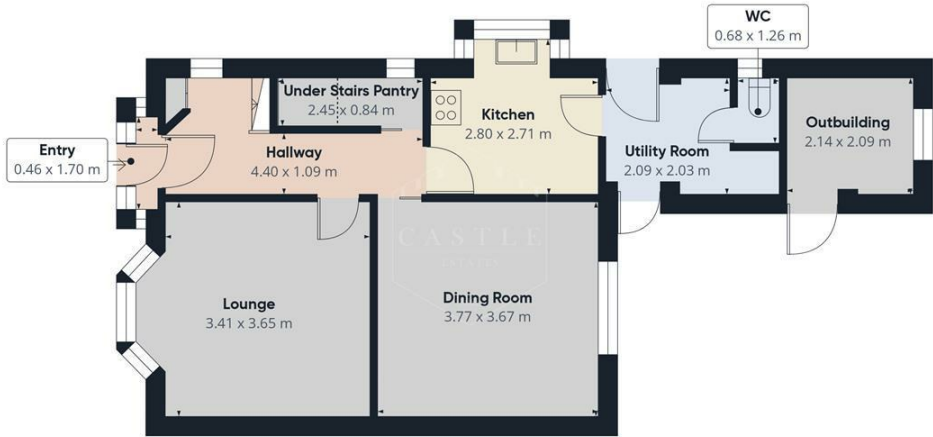
There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE (4.79m x 2.49m) having wooden doors to front and window to side. A lawned foregarden with feature shrubs. A fully enclosed rear garden with patio area, lawn, mature trees and shrubs, well fenced boundaries and cold water tap. OUTBUILDING (2.14m x 2.09m) having power and window to rear.



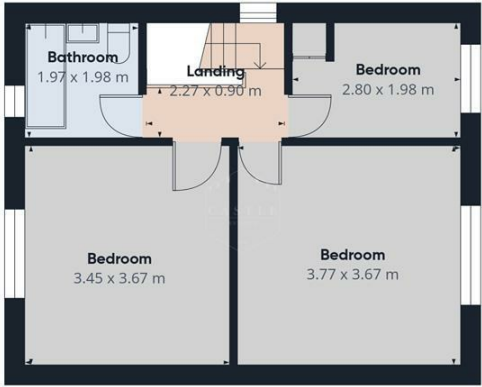




| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| | Current | Potential | | Current | Potential |
| (92 plus) 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 ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
104.2 m²
Reduced headroom
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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
