CASTLE ESTATES

1982

A TASTEFULLY PRESENTED TWO BEDROOMED DETACHED BUNGALOW WITH PRIVATE EASY TO MAINTAIN GARDENS SITUATED IN A MOST POPULAR RESIDENTIAL LOCATION

27 EQUITY ROAD EAST
EARL SHILTON LE9 7FZ

Offers In The Region Of £275,000

- L Shaped Entrance Hall
- Well Fitted Kitchen
- Two Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Popular Residential Location
- Separate W.C.
- Attractive Lounge To Rear
- Shower Room
- Easy To Maintain Gardens
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This tastefully presented detached bungalow enjoys ample off road parking, garage and easy to maintain gardens front and rear.

The accommodation consists of a L shaped hall, separate w.c. and shower room, well fitted kitchen, attractive lounge to rear and two good sized bedrooms.

Situated in a popular location, this house provides easy access to local amenities, schools, and transport links.

VIEWING

By arrangement through the Agents.

COUNCIL TAX BAND & TENURE

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

L SHAPED ENTRANCE HALL

having double glazed door and side window, central heating radiator, built in storage cupboard, large pantry style cupboard, and wood effect flooring.

SEPARATE W.C.

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

SHOWER ROOM

6'3 x 5'6 (1.91m x 1.68m)
having fully tiled shower cubicle, vanity unit with wash hand basin, central heating radiator and double glazed window with obscure glass.

KITCHEN

10'5 x 9'8 (3.18m x 2.95m)

having an attractive range of fitted base units, drawers and wall cupboards, matching work surfaces and upstands, inset sink with mixer tap, space for cooker, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator, double glazed window to front and side.

LOUNGE

19'2 x 12'11 (5.84m x 3.94m)
having feature fireplace with inset fire, tv aerial point, two central heating radiators, double glazed window to side and French doors opening onto Garden.

BEDROOM ONE

16'4 x 12'10 (4.98m x 3.91m)

having range of built in wardrobes, bridging unit over the bed and bedside drawers, central heating radiator, tv aerial point, wall light point and double glazed window to front.

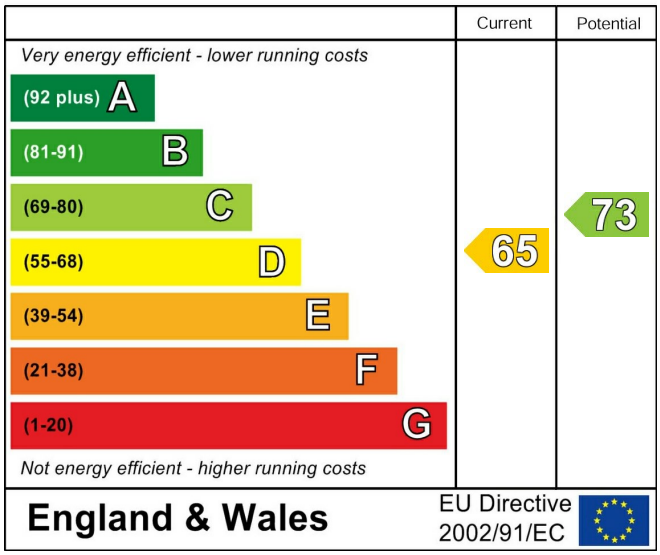
BEDROOM TWO

9'11 x 9'8 (3.02m x 2.95m)
having two central heating radiators and double glazed window to rear.

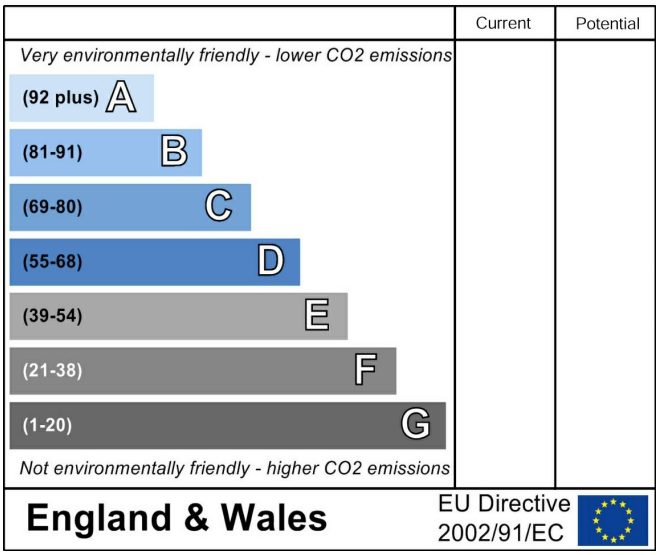
OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE (16'5 x 9'7). Good sized pebbled foregarden with circular planter. A fully enclosed easy to maintain private pebbled rear garden with patio area and well fenced boundaries.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



Ashby Rd
Shilton Rd
A47
Stapleton
Ashby Rd
Kirkby Rd
Church St
Thurlaston Ln
Croft Rd
Earl Shilton
M69
Barwell
Station Rd
Pingle Ln
Shilton Rd
A47
Ashby Rd
Elmesthorpe
M69
Potters Marston
A47
Leicester Rd
Huncote Rd
Ashby Rd
Station Rd
Stoney Stanton
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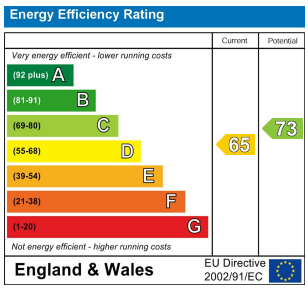
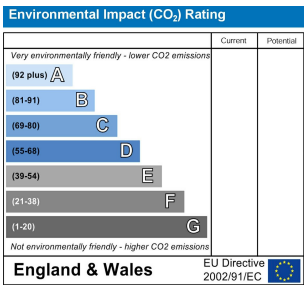

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
73
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Living Room
19'2" x 12'11"
Bedroom
16'4" x 12'10"
Storage
5'11" x 3'2"
Hallway
14'10" x 3'8"
Bedroom
9'11" x 9'8"
Bathroom
6'3" x 5'6"
WC
Entry
Kitchen
10'5" x 9'8"
Garage
16'5" x 9'7"
W
S
Approximate total area(1)
793 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