

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED FAMILY RESIDENCE  
SITUATED IN A SOUGHT AFTER CUL-DE-SAC LOCATION WITHIN EASY WALKING  
DISTANCE OF LOCAL AMENITIES**



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

**Price £280,000**

- Entrance Vestibule
- Spacious Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Popular Cul-De-Sac Location
- Guest Cloakroom
- Well Fitted Kitchen
- Two Further Good Sized Bedrooms
- Off Road Parking & Well Tended Gardens
- VIEWING ESSENTIAL



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Nestled in the charming area of Tommy Brown Close, Earl Shilton, this delightful detached house presents an excellent opportunity for those seeking a comfortable family home.

Boasting an entrance vestibule with guest cloakroom off, good sized lounge and a lovely dining kitchen. To the first floor there is a master bedroom with ensuite, two further bedrooms and a modern family bathroom. Outside the property enjoys off road parking and a private well tended rear gardens.

The property is well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away. Its location is particularly advantageous, as it is situated in a popular and convenient area, close to a variety of local amenities. This means that shops, schools, and recreational facilities are all within easy reach, making daily life more convenient.

Given the appealing features and prime location of this property, viewing is essential to fully appreciate what it has to offer. Don't miss the chance to make this lovely home your own.

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

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

### **ENTRANCE VESTIBULE**

having composite front door with double glazed leaded lights, upvc double glazed side window, wood effect flooring with under floor heating and room thermostat.

### **GUEST CLOAKROOM**

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



**LOUNGE**

14'9" x 12'4" (4.51m x 3.76m )

having upvc double glazed window to front, tv aerial point, wood effect flooring with under floor heating, room thermostat, mains wired smoke alarm. Feature spindle balustraded staircase to First Floor Landing.



## DINING KITCHEN

17'6" x 9'8" (5.35m x 2.95m )

having an excellent range of gloss units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset sink with mixer tap, built in double oven and grill, gas hob with stainless steel splashback and cooker hood over, integrated dishwasher, integrated fridge and freezer, integrated washer/dryer, inset LED lighting, wood effect flooring with under floor heating, room thermostat, mains wired smoke detector, upvc double glazed window to rear with fitted blinds and French doors opening onto the rear garden.





## FIRST FLOOR LANDING

9'0" x 3'10" (2.75m x 1.17m )

having spindle balustrading, central heating radiator, central heating thermostat, access to the part boarded roof space with light and drop down ladder.



**MASTER BEDROOM**

13'3" x 9'5" (4.05m x 2.89m )

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



## ENSUITE SHOWER ROOM

7'8" x 3'10" (2.35m x 1.18m )

having fully tiled shower cubicle, with rain shower over and handheld shower, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, ceramic tiled splashbacks, extractor fan and upvc double glazed window with obscure glass.



**BEDROOM TWO**

9'11" x 8'10" (3.04m x 2.71m )

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



### BEDROOM THREE

9'1" x 7'8" (2.78m x 2.34m )

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



## BATHROOM

7'7" x 5'6" (2.33m x 1.68m )

having panelled bath with shower over and glass screen, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, chrome heated towel rail, extractor fan and upvc double glazed window with obscure glass with fitted blind.



**OUTSIDE**

There is direct vehicular access over a block paved driveway with standing for two cars. A lawned foregarden with slabbed path to front door. A fully enclosed and private rear garden with patio area, lawn, flower borders and well fenced boundaries.

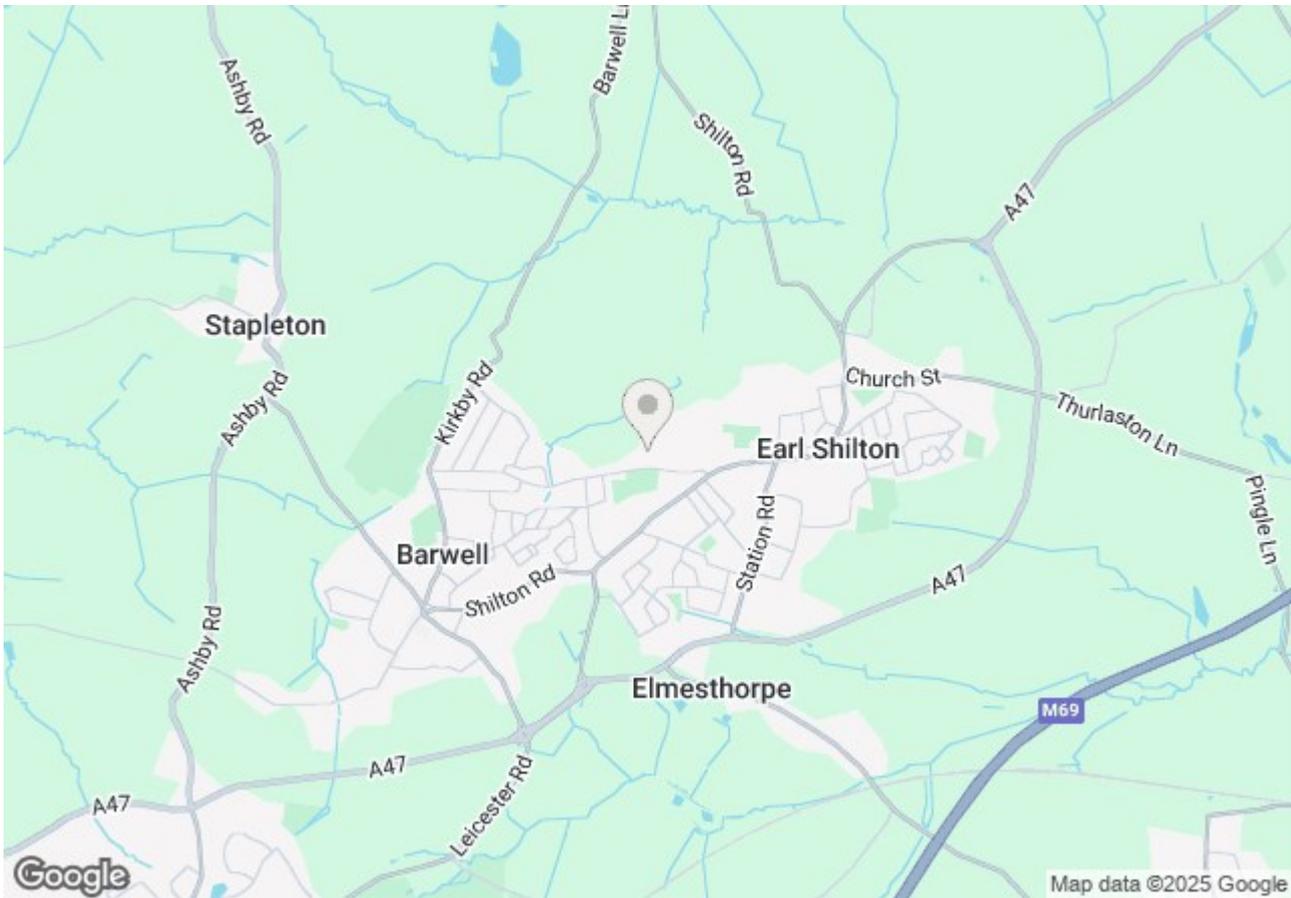


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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		
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(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
75.5 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.

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## **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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