

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR NON ESTATE RESIDENTIAL LOCATION



33 DOCTORS FIELDS EARL SHILTON LE9 7HN

Price £300,000

- Entrance Hall
- Contemporary Fitted Kitchen
- Modern Family Bathroom
- Double Garage
- Popular Residential Location
- Attractive Lounge
- Three Bedrooms
- Ample Off Road Parking
- Sizeable Lawned Rear Garden
- VIEWING ESSENTIAL



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This well presented and much improved semi detached family residence stands on a good sized plot with ample parking, large garage and a well tended private rear garden. Viewing is highly recommended.

The accommodation enjoys entrance hall, attractive lounge to front and a contemporary fitted dining kitchen. To the first floor there are three bedrooms and a modern family bathroom.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Brough Council - Band B (Freehold).

ENTRANCE HALL

14'9 x 5'10 (4.50m x 1.78m)

having composite front door and side window with obscure glass, central heating radiator and wood effect flooring. Feature glass panelled staircase to First Floor Landing with useful storage under.



LOUNGE

13'9 x 9'11 (4.19m x 3.02m)

having fireplace recess with beam over, wood effect flooring, tv aerial point, vertical central heating radiator and upvc double glazed window to front.



DINING KITCHEN

16'3 x 11'8 (4.95m x 3.56m)

having an attractive range of contemporary fitted gloss units including base units, drawers and wall cupboards, contrasting work surfaces, breakfast bar, inset sink with mixer tap, built in double oven, gas hob with cooker hood over, space for fridge freezer, space and plumbing for washing machine, vertical central heating radiator, inset LED lighting, wood effect floor, upvc double glazed window to rear and upvc double glazed side door to Outside. Upvc double glazed French doors opening onto Garden.







FIRST FLOOR LANDING

having feature glass panel balustrade, access to the roof space and upvc double glazed window with obscure glass to side.



BEDROOM ONE

11'10 x 10'3 (3.61m x 3.12m)

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



BEDROOM TWO

11'9 x 10 (3.58m x 3.05m)

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



BEDROOM THREE

7'5 x 5'11 (2.26m x 1.80m)

having feature panel wall, central heating radiator and upvc double glazed window to front.



BATHROOM

7'3 x 5'10 (2.21m x 1.78m)

having contemporary fitted suite including panelled bath with shower over and glass screen, vanity unit with wash hand basin, integrated low level w.c., fully tiled walls with inset vanity shelves, inset LED lighting, black heated towel rail and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a sizeable driveway with standing for several cars leading to GARAGE (18' x 8'1) with interconnecting access to FURTHER GARAGE AREA (16'8 x 9'1) power and light. A fully enclosed rear garden with outside barbecue area, decked seating area, lawn, flower borders and well fenced boundaries. Private not overlooked from the rear.





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		

England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO2 emissions		

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Approximate total area⁽¹⁾
1051 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.

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
