

CASTLE ESTATES

1982

A SPACIOUS RECENTLY BUILT THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A CONVENIENT TOWN CENTRE LOCATION



**1 MILBANKE CLOSE
EARL SHILTON LE9 7QS**

Offers In Excess Of £280,000

- Entrance Hall
- Spacious Lounge To Rear
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Rear Garden
- Guest Cloakroom
- Well Fitted Dining Kitchen
- Two Further Good Sized Bedrooms
- Off Road Parking
- VIEWING ESSENTIAL



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This well presented recently built detached family residence enjoys many attractive features and viewing is essential.

The accommodation boasts an entrance hall with guest cloakroom, attractive dining kitchen and spacious lounge to rear. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and a family bathroom. Outside the property has parking for two cars and easy to maintain gardens.

It is situated in a popular and very convenient 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 C (Freehold).

ENTRANCE HALL

7'3" x 5'2" (2.22m x 1.59m)

Composite front door, central heating radiator and wood effect flooring.



GUEST CLOAKROOM

Low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and wood effect flooring.



DINING KITCHEN

17'2" x 9'10" (5.25m x 3m)

An attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven, integrated microwave, induction hob with cooker hood over, integrated fridge freezer, space and plumbing for washing machine, central heating radiator, wood effect flooring, two side upvc double glazed windows and upvc double glazed window to front.

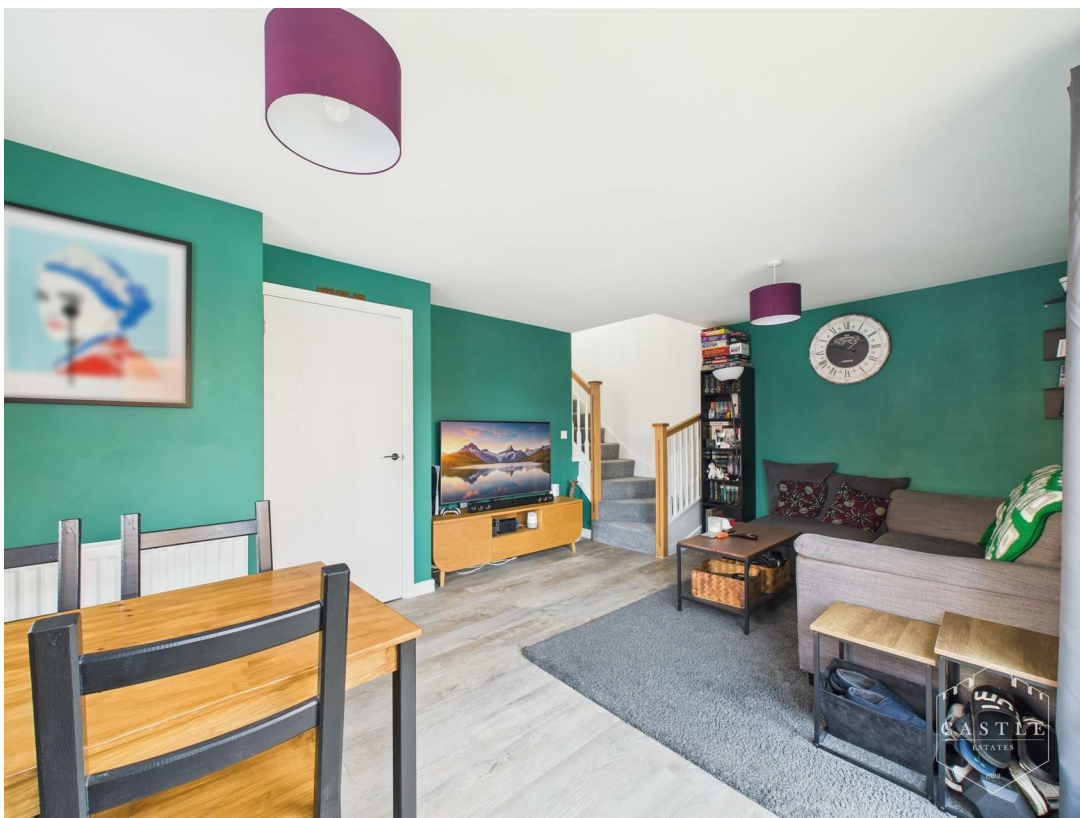




LOUNGE

17'5" x 12'3" (5.31m x 3.75m)

Central heating radiator, wood effect flooring, tv aerial point, upvc double glazed window to front and Bi-Fold doors opening onto Garden. Staircase to First Floor Landing.





FIRST FLOOR LANDING

Upvc double glazed window to side, spindle balustrading, central heating radiator, access to the roof space, storage cupboard housing the gas fired boiler for central heating and domestic hot water.



MASTER BEDROOM

13'10" x 10'0" (4.23m x 3.05m)

Central heating radiator and two upvc double glazed windows.



ENSUITE SHOWER ROOM

Fully tiled shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



BEDROOM TWO

12'2" x 9'10" (3.71m x 3.01m)

Central heating radiator and two upvc double glazed windows.



BEDROOM THREE

8'3" x 7'0" (2.52m x 2.14m)

Central heating radiator and upvc double glazed window.



BATHROOM

7'1" x 6'3" (2.16m x 1.92m)

White suite including panelled bath with shower over and screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



OUTSIDE

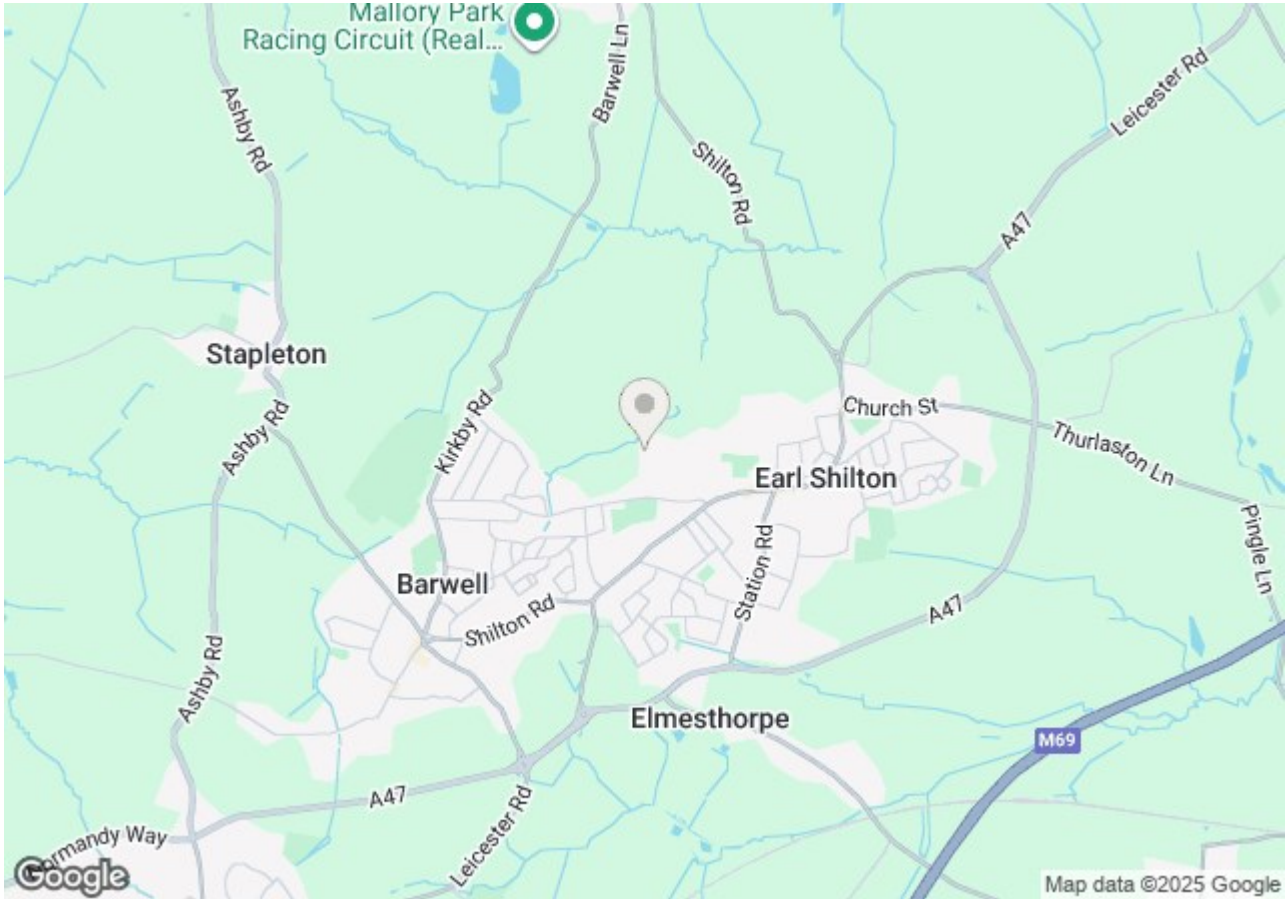
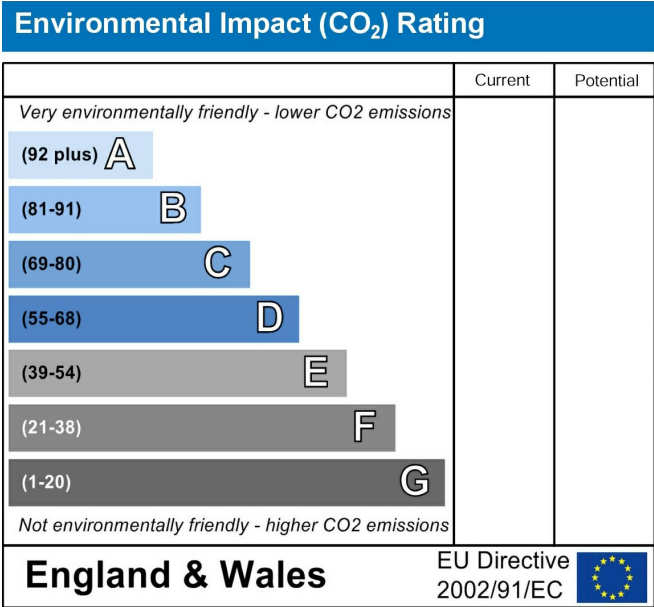
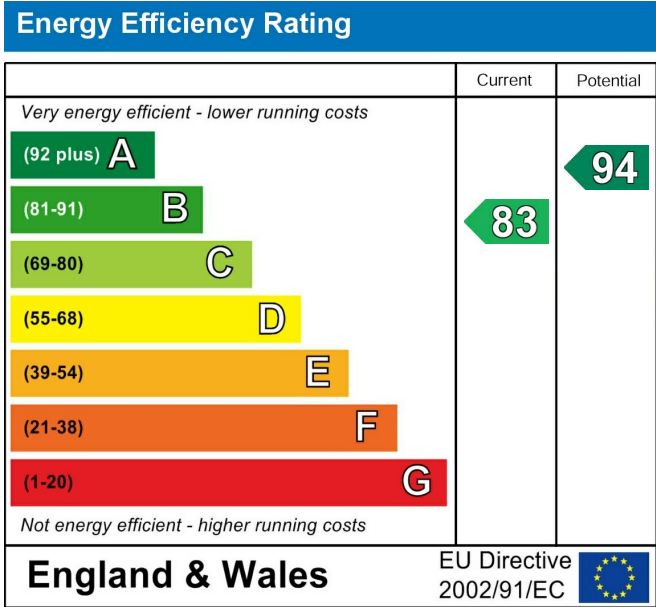
There is direct vehicular access to parking for two cars and a pebbled foregarden area. Pedestrian access to a walled and fenced rear garden with lawn, patio area and decked area.





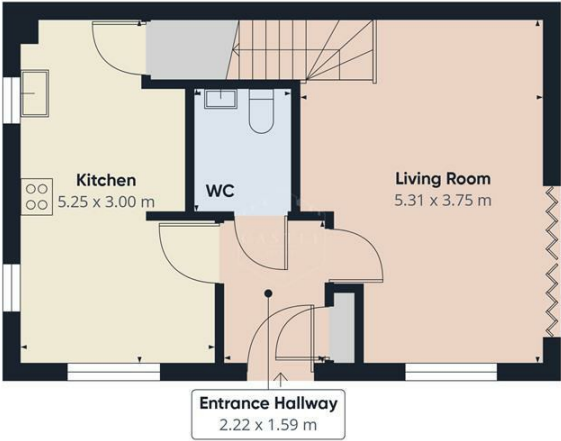
OUTSIDE - FRONT ELEVATION





Energy Efficiency Rating		Environmental Impact (CO ₂) 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 (CO ₂) Rating		Energy Efficiency Rating	
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Floor 0



Floor 1

Approximate total area⁽¹⁾
79.7 m²

(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
