CASTLE ESTATES

1982

A TASTEFULLY PRESENTED THREE STOREY THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



31B MELTON STREET
EARL SHILTON LE9 7FP

Offers In The Region Of £240,000

- Entrance Vestibule With Guest Cloakroom
- Attractive Lounge
- Well Fitted Dining Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Block Paved Driveway
- Lawned Rear Garden
- 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 well presented detached family residence must be viewed to fully appreciate its wealth of attractive, quality fixtures and fittings.

The accommodation enjoys entrance vestibule with guest cloakroom off, attractive lounge to front and a well fitted dining kitchen opening onto the rear garden. To the first floor there are two good sized bedrooms and a family bathroom. On the second floor is further double bedroom. Outside the property has off road parking and easy to maintain lawned rear garden.

It is situated in a popular and convenient town centre 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 D (Freehold).

ENTRANCE VESTIBULE

3'7 x 3'1 (1.09m x 0.94m)
having composite front door.

GUEST CLOAKROOM

3'7 x 2'7 (1.09m x 0.79m)
having low level w.c., wash hand basin, extractor fan and electric consumer unit.



LOUNGE

15 x 10'11 (4.57m x 3.33m)

having upvc double glazed window to front, inset LED lighting and central heating radiator, Feature staircase to First Floor Landing with useful storage beneath.







DINING KITCHEN

13'6 x 8'4 (4.11m x 2.54m)

having an attractive range of white gloss fitted units including base units, drawers and wall cupboards, contrast work surfaces and upstand, inset sink with mixer tap, built in oven, gas hob with stainless steel splashback and cooker hood over, integrated fridge freezer, space and plumbing for washing machine, inset LED lighting, central heating radiator, upvc double glazed window and French doors opening onto rear garden.







FIRST FLOOR LANDING

9'5 x 3'11 (2.87m x 1.19m)
having feature balustrading and central heating radiator.



BEDROOM ONE

11'9 x 8'4 (3.58m x 2.54m)

having excellent range of fitted furniture including wardrobes, headboard with matching bridging units over the bed, bedside drawers and chest of drawers, tv aerial point, central heating radiator and two upvc double glazed windows to rear.





BEDROOM TWO

11'7 x 8'1 (3.53m x 2.46m)

having range of built in wardrobes, central heating radiator and upvc double glazed window to front.





FAMILY BATHROOM

6'9 x 6'7 (2.06m x 2.01m)

having panelled bath with shower over and glass screen, low level w.c., wash hand basin, chrome heated towel rail, inset LED lighting and upvc double glazed window with obscure glass to side.





SECOND FLOOR LANDING

BEDROOM THREE

12'8 x 9'11 (3.86m x 3.02m)

having velux roof lights, tv aerial point, inset LED lighting and two central heating radiators.





OUTSIDE

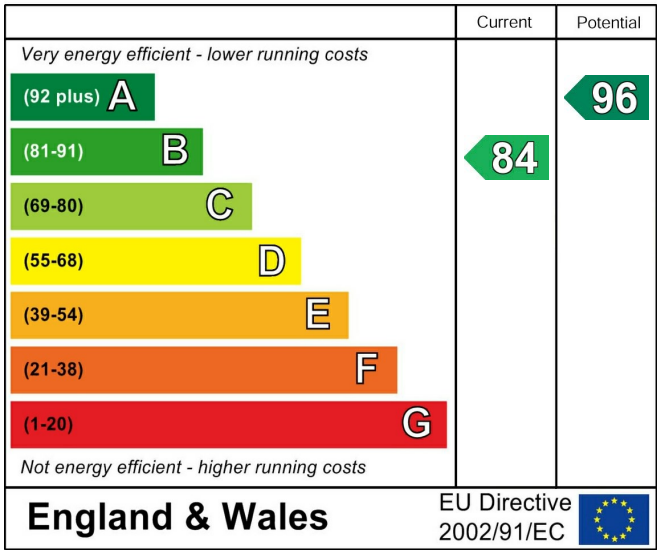
There is direct vehicular access over a block paved driveway. Pedestrian access to a fully enclosed lawned rear garden with patio area and fenced boundaries.



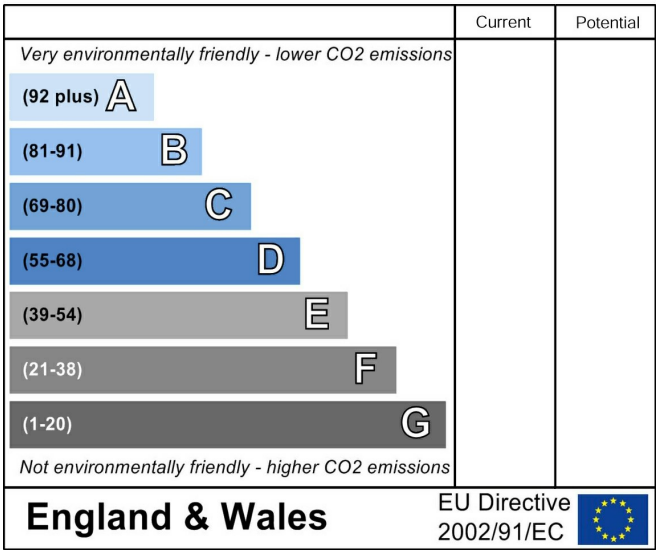




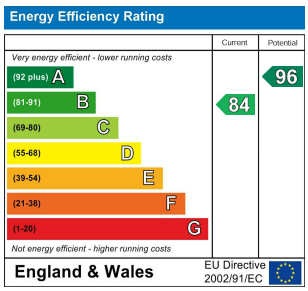
Energy Efficiency Rating

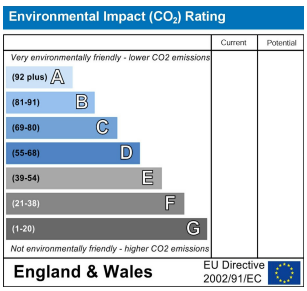


Environmental Impact (CO_2) Rating




Ashby Rd
Shilton Rd
A47
Stapleton
Ashby Rd
Kirkby Rd
Church St
Thurlaston Ln
Earl Shilton
Barwell
Shilton Rd
Station Rd
A47
Ashby Rd
Elmesthorpe
M69
Pingle Ln
A47
Normandy Way
Leicester Rd
Huncote Rd
Station Rd
Google
Map data ©2026 Google


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
96
84
England & Wales
EU Directive 2002/91/EC


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(92 plus) A
(81-91) B
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(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
10'11" x 15'0"
Kitchen
13'6" x 8'4"
Entry
3'7" x 3'1"
WC
3'7" x 2'7"
Floor 0
Bedroom
11'7" x 8'1"
Bathroom
6'9" x 6'7"
Bedroom
11'9" x 8'4"
Landing
3'1" x 9'5"
Floor 1
Bedroom
9'11" x 12'8"
Landing
2'5" x 2'5"
Floor 2
W
N
S
E
Approximate total area(1)
733 ft²
Reduced headroom
57 ft²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft
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