

CASTLE ESTATES

1982

A WELL APPOINTED AND GOOD SIZED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH SOUTH FACING REAR GARDEN SITUATED IN A POPULAR CUL-DE-SAC VILLAGE LOCATION



18 BOSTOCK CLOSE ELMESTHORPE LE9 7SR

Offers Over £350,000

- Entrance Hall With Guest Cloakroom
- Separate Dining Room
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended South Facing Rear Garden
- Attractive Lounge To Front
- Breakfast Kitchen & Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- NO CHAIN - VIEWING ESSENTIAL



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**** NO CHAIN **** This well appointed detached family residence enjoys an entrance hall with guest cloakroom off, attractive lounge to front, separate dining room, well fitted breakfast kitchen and utility room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking leading to garage and a well tended private south facing rear garden.

It is situated in a quiet cul-de-sac location on the edge of this popular village close to open countryside. Earl Shilton and Barwell town centres are approximately one and half miles away with their shops, schools and amenities. Commuting via the A47, A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

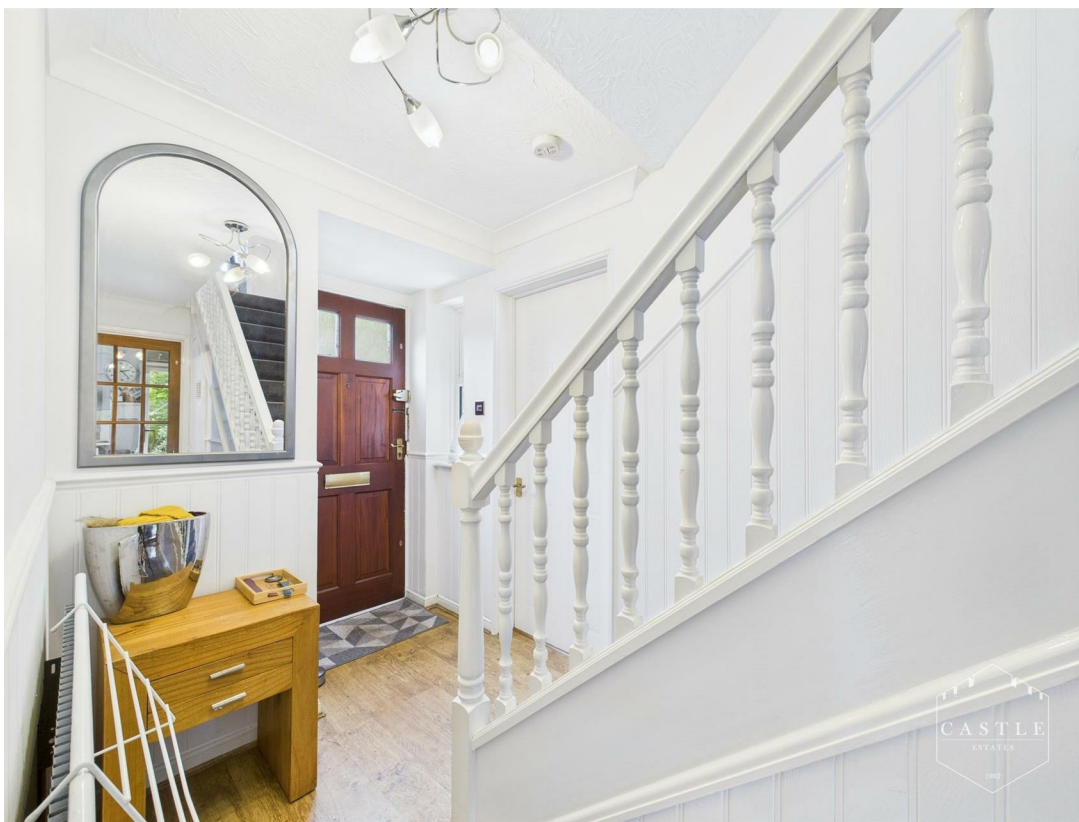
COUNCIL TAX BAND & TENURE

Blaby Council - Band D (Freehold).

ENTRANCE HALL

11'10" x 5'8" (3.62m x 1.73m)

having front door with two upvc double glazed side windows, half panelled walls, coved ceiling, central heating radiator and wood effect flooring. Feature spindle balustraded staircase to First Floor Landing.

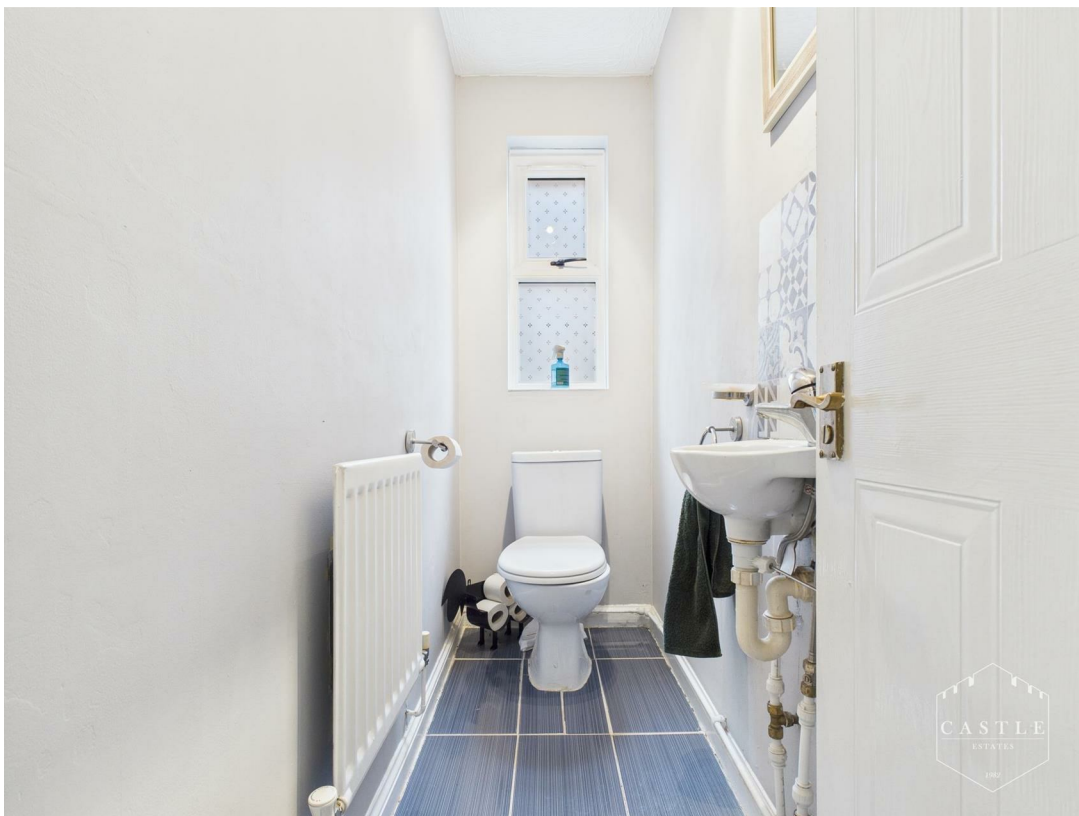


ENTRANCE HALL



GUEST CLOAKROOM

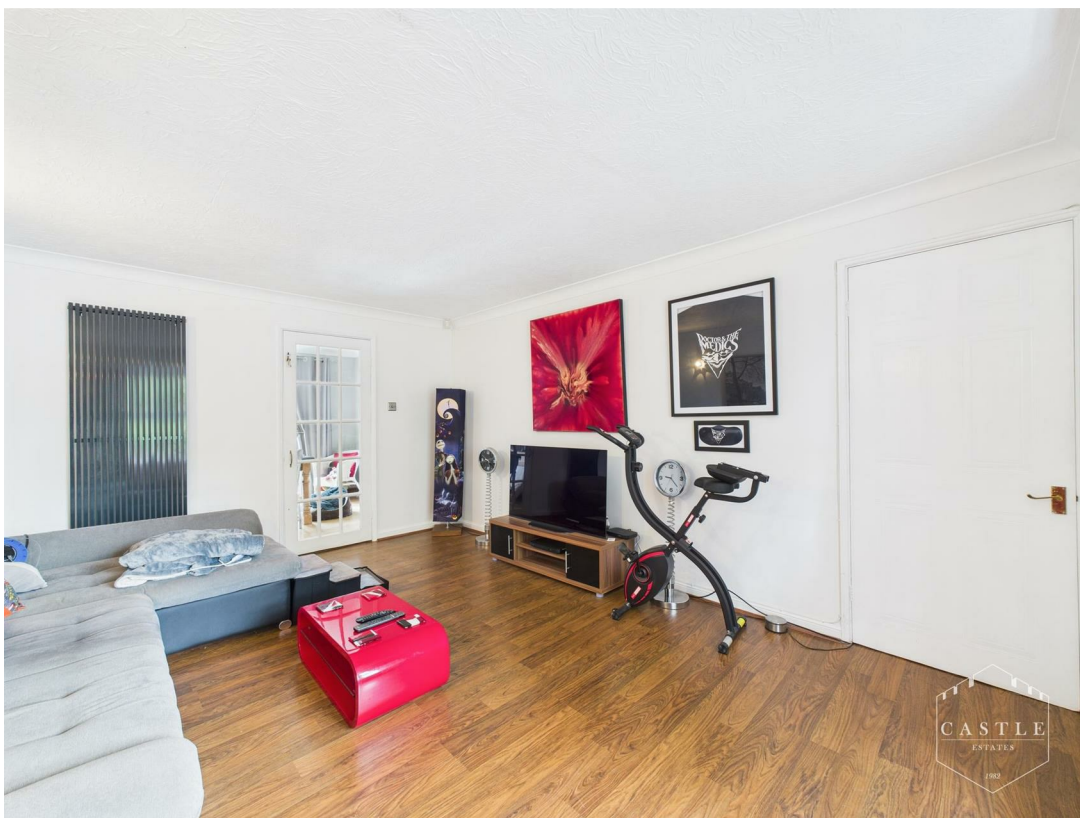
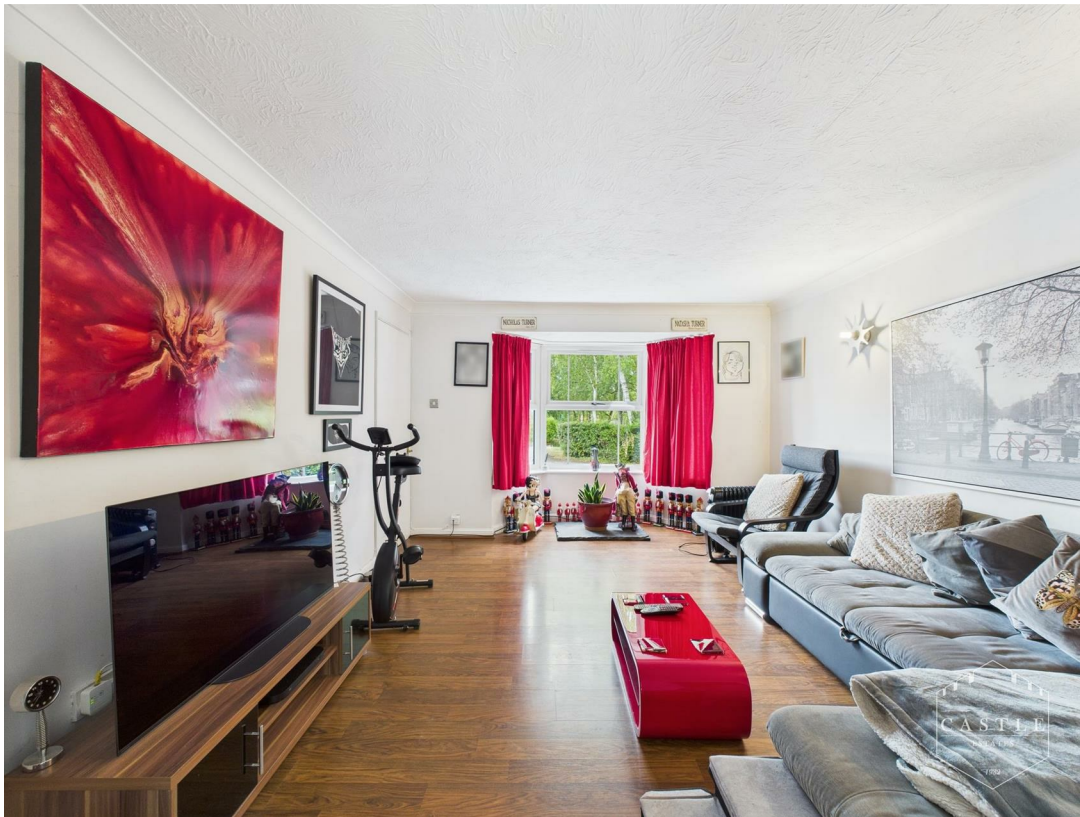
having low level w.c., wash hand basin, central heating radiator and upvc double glazed window with obscure glass.



LOUNGE

14'10" x 11'8" (4.54m x 3.56m)

having upvc double glazed bay window to front, wood effect flooring, designer central heating radiator, coved ceiling and tv aerial point.



DINING ROOM

11'9" x 8'6" (3.60m x 2.60m)

having central heating radiator, coved ceiling and wood effect flooring. Upvc double glazed French doors opening onto rear garden.



KITCHEN

13'10" x 8'3" (4.24m x 2.52m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in electric oven and grill, electric hob with cooker hood over, space and plumbing for washing machine, space for American style fridge freezer, central heating radiator, wood effect flooring, upvc double glazed window to rear.



UTILITY ROOM

having base units and further cupboard, contrasting work surfaces with Belfast sink and double glazed door to side.

FIRST FLOOR LANDING

having access to the roof space, built in cupboard housing the gas fired boiler for central heating and domestic hot water.

MASTER BEDROOM

12'2" x 11'6" (3.73m x 3.53m)

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





ENSUITE

5'4" x 4'11" (1.64m x 1.50m)

having corner shower cubicle, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, shaver point and upvc double glazed window with obscure glass.



BEDROOM TWO

11'1" x 10'9" (3.39m x 3.30m)

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



BEDROOM THREE

8'11" x 8'10" (2.73m x 2.71m)

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



BEDROOM FOUR

9'5" x 6'11" (2.89m x 2.13m)

having upvc double glazed window to rear, central heating radiator, wood effect flooring and tv aerial point.



BATHROOM

7'7" x 5'9" (2.33m x 1.76m)

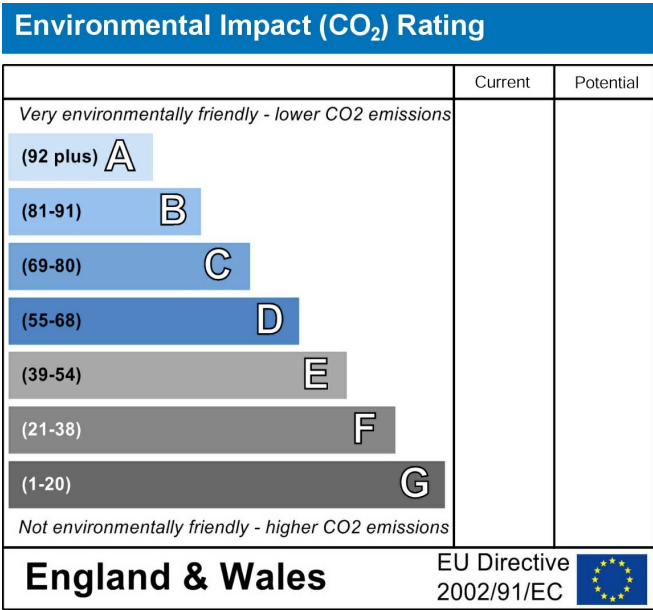
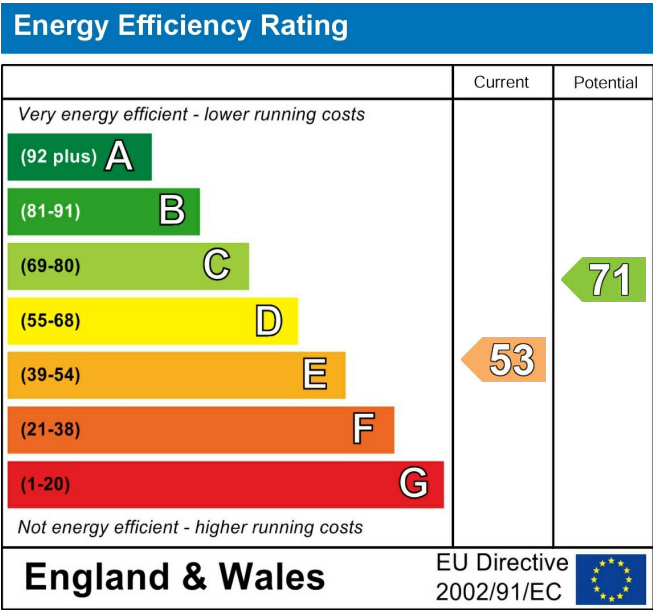
having panelled bath, low level w.c. wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.

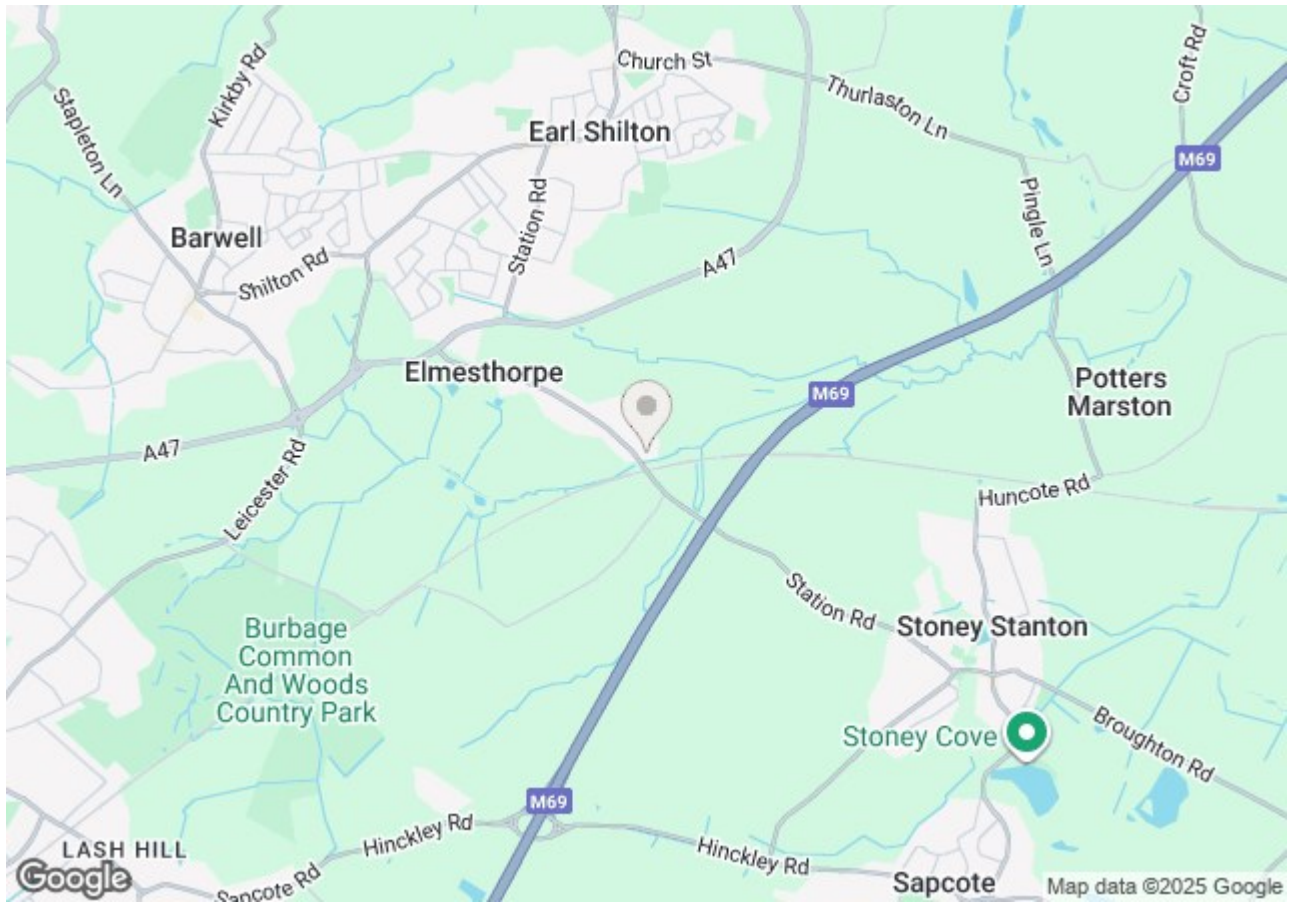


OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE with up and over door, power and light. Pedestrian access to a fully enclosed and private lawned rear garden with raised seating area, mature trees and shrubs, outside tap, power and garden shed. South facing rear aspect.





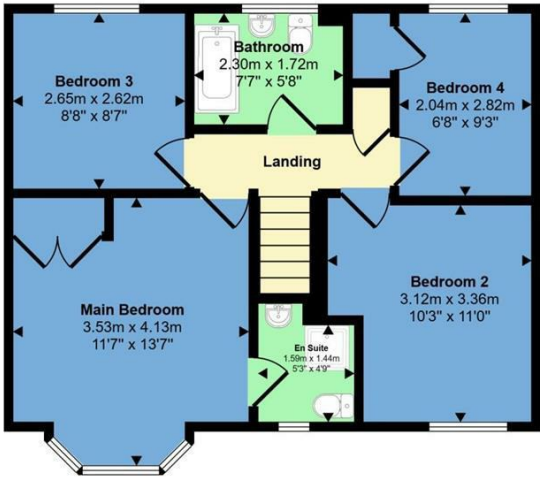
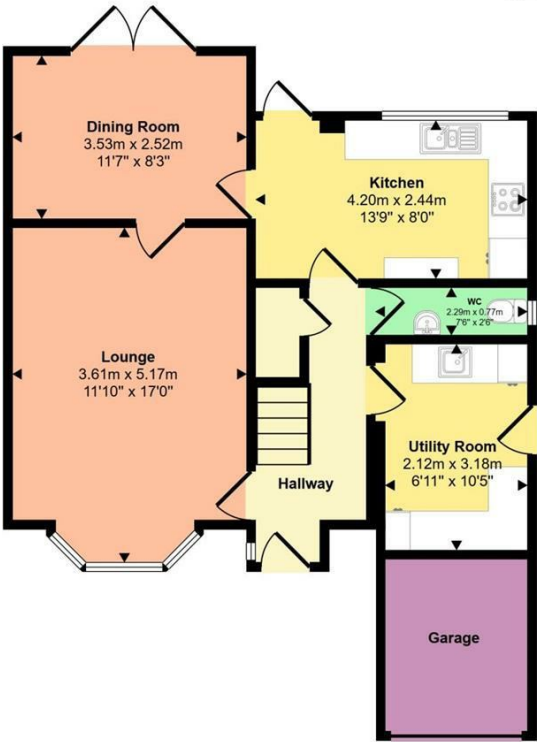


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

71

53

Approx Gross Internal Area
114 sq m / 1226 sq ft



First Floor
Approx 52 sq m / 555 sq ft

Ground Floor
Approx 62 sq m / 671 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 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
