

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PLOT WITH AMPLE OFF ROAD PARKING AND WRAP AROUND GARDENS SITUATED IN A POPULAR VILLAGE LOCATION



1 LEIGHTON CRESCENT ELMESTHORPE LE9 7SF

Offers In The Region Of £390,000

- Enclosed Porch To Hall
- Spacious Sun Room
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Sizeable Lawned Gardens
- Attractive Lounge
- Well Fitted Dining Kitchen
- Two Further Bedrooms
- Ample Off Road Parking
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** This spacious detached bungalow must be viewed to fully appreciate its size of plot having parking for numerous cars, large mature wrap around gardens to side and rear.

The accommodation boasts enclosed porch to hall, attractive lounge opening onto sun room and a contemporary dining kitchen, master bedroom with ensuite wet room, two further good sized bedrooms and a modern family bathroom.

It is situated in a popular village location within easy distance of local towns with their range of shops, schools and amenities. Those needing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield excellent.

COUNCIL TAX BAND & TENURE

Blaby Council - D (Freehold).

ENCLOSED PORCH

having upvc double glazed front door and side window.

HALL

10'10 x 6'1 (3.30m x 1.85m)

having upvc double glazed front door with feature leaded lights, central heating radiator and coved ceiling.



LOUNGE

12'9" x 11'7" (3.9 x 3.55)

having feature fireplace and beamed over, vertical central heating radiator, tv aerial point, coved ceiling and upvc double glazed window to front. Upvc double glazed sliding patio doors opening onto Sun Room.





SUN ROOM

12'7 x 12'3 (3.84m x 3.73m)

having two vertical central heating radiators, polycarbonate roof, upvc double glazed windows and French doors opening onto Garden.





DINING KITCHEN

16'4" x 8'10" (5 x 2.7)

having an attractive range of contemporary gloss fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker with extractor hood over, space for fridge freezer, space and plumbing washing machine, central heating radiator, wall mounted gas fired boiler for central heating and domestic hot water, wood effect flooring, two upvc double glazed windows and door to Rear Porch.







REAR PORCH

having upvc double glazed windows and door to Garden.

INNER HALL

7'11 x 2'11 (2.41m x 0.89m)

having built in storage and access to the roof space.

MASTER BEDROOM

11'11 x 8'9 (3.63m x 2.67m)

having vertical central heating radiator, inset LED lighting, upvc double glazed window to side and door to back garden. Door to Ensuite Wet Room.



ENSUITE WET ROOM

8'3 x 3'11 (2.51m x 1.19m)

having shower area with rain shower over and handheld shower, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks, inset LED lighting and upvc double glazed window with obscure glass.



BEDROOM TWO

13'8 x 9'7 (4.17m x 2.92m)

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



BEDROOM THREE

7'11 x 7'10 (2.41m x 2.39m)

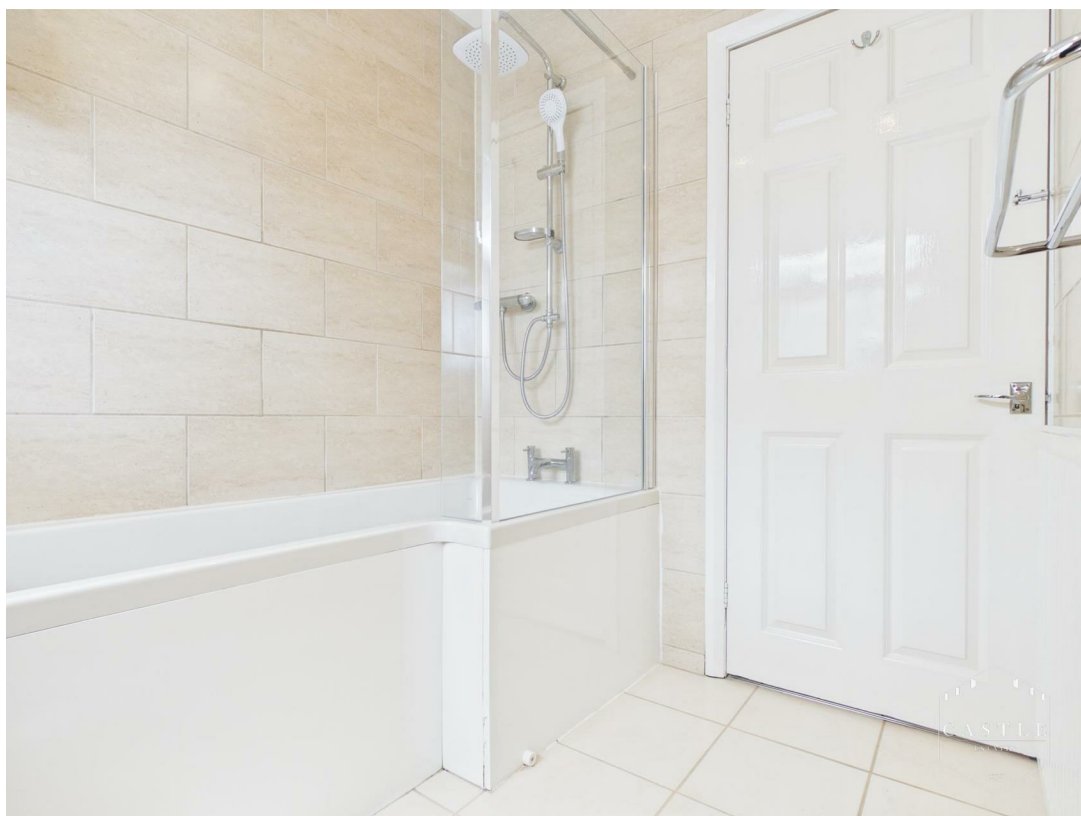
having central heating radiator and upvc double glazed window to rear.



FAMILY BATHROOM

8 x 6'1 (2.44m x 1.85m)

having contemporary fitted suite including P ended bath with shower over and glass screen, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled walls and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a sizeable driveway standing for numerous cars, caravan or motorhome with hedged front boundary. Wrap around gardens side and rear with patio/seating areas, sizeable lawn, mature trees, shrubs and flower borders, fenced and hedged boundaries.





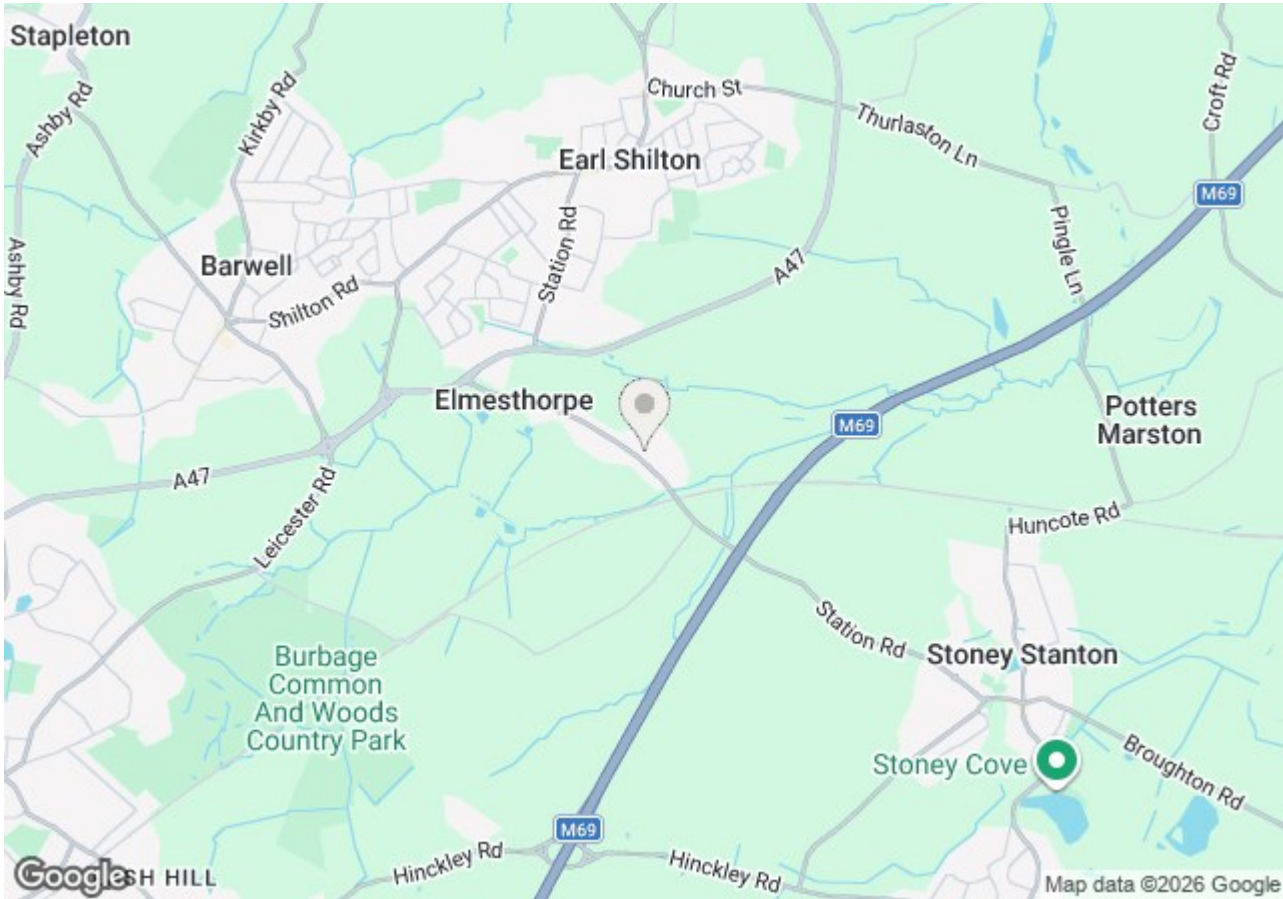
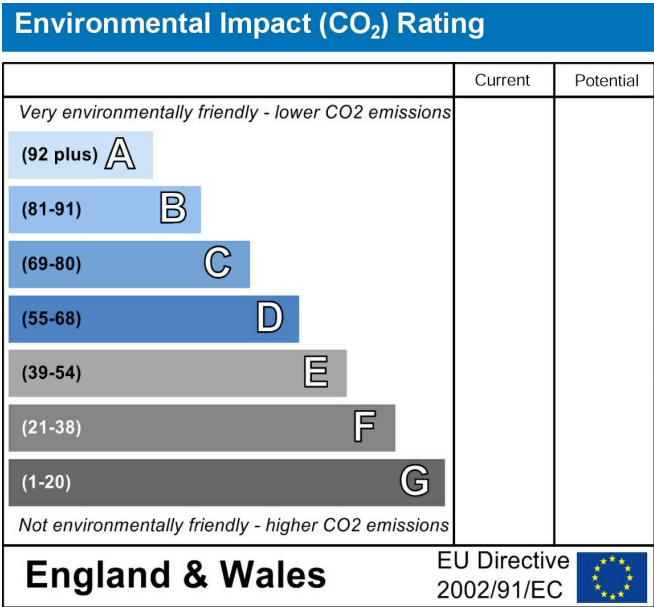
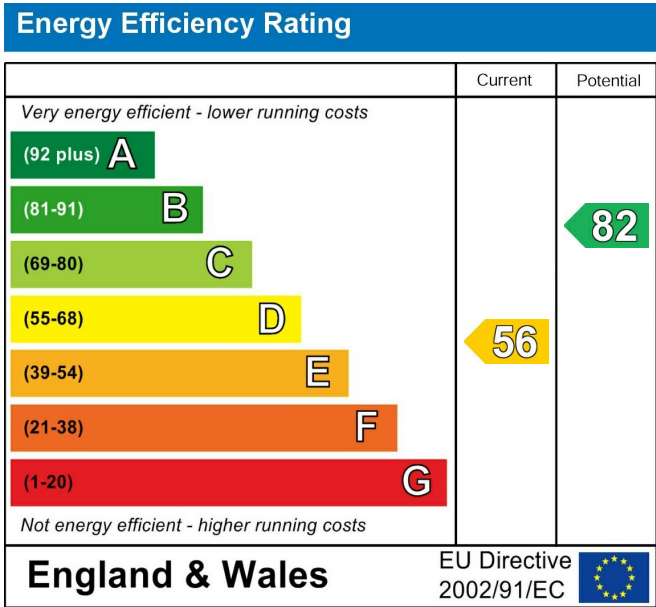




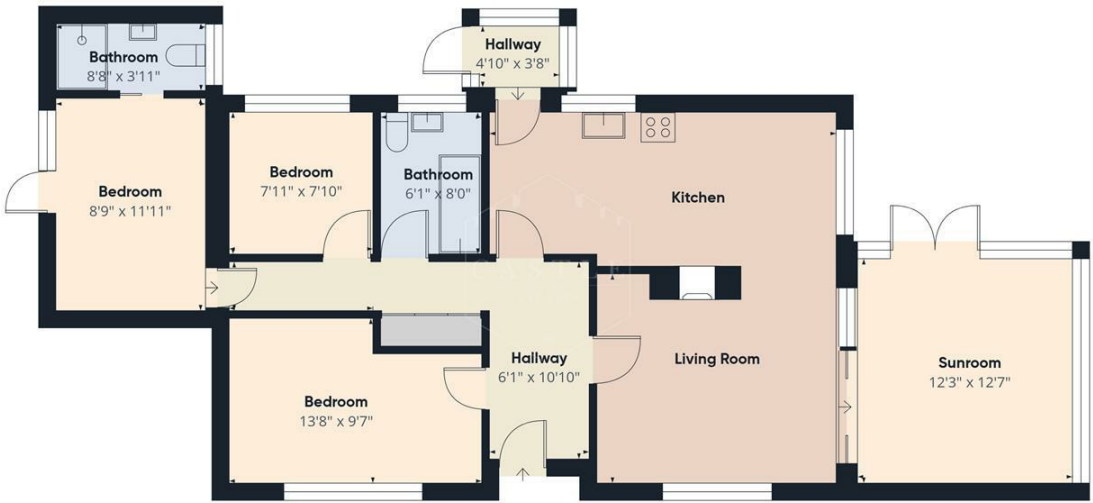








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾
939 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
