

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH DOUBLE GARAGE SITUATED IN A POPULAR RESIDENTIAL LOCATION



**17 MASEFIELD DRIVE
EARL SHILTON LE9 7GS**

Price £325,000

- Entrance Hall With Guest Cloakroom
- Well Fitted Dining Kitchen
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Double Garage
- Popular Residential Location
- Spacious Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Rear Garden
- VIEWING ESSENTIAL



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**** VIEWING HIGHLY RECOMMENDED **** This well presented and spacious detached family residence enjoys many attractive features.

The accommodation boasts entrance hall with guest cloakroom off, attractive lounge with French doors opening onto the rear garden and a well fitted dining kitchen. 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 and double garage.

It is situated in a popular residential location, close to Earl Shilton town centre with its 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.

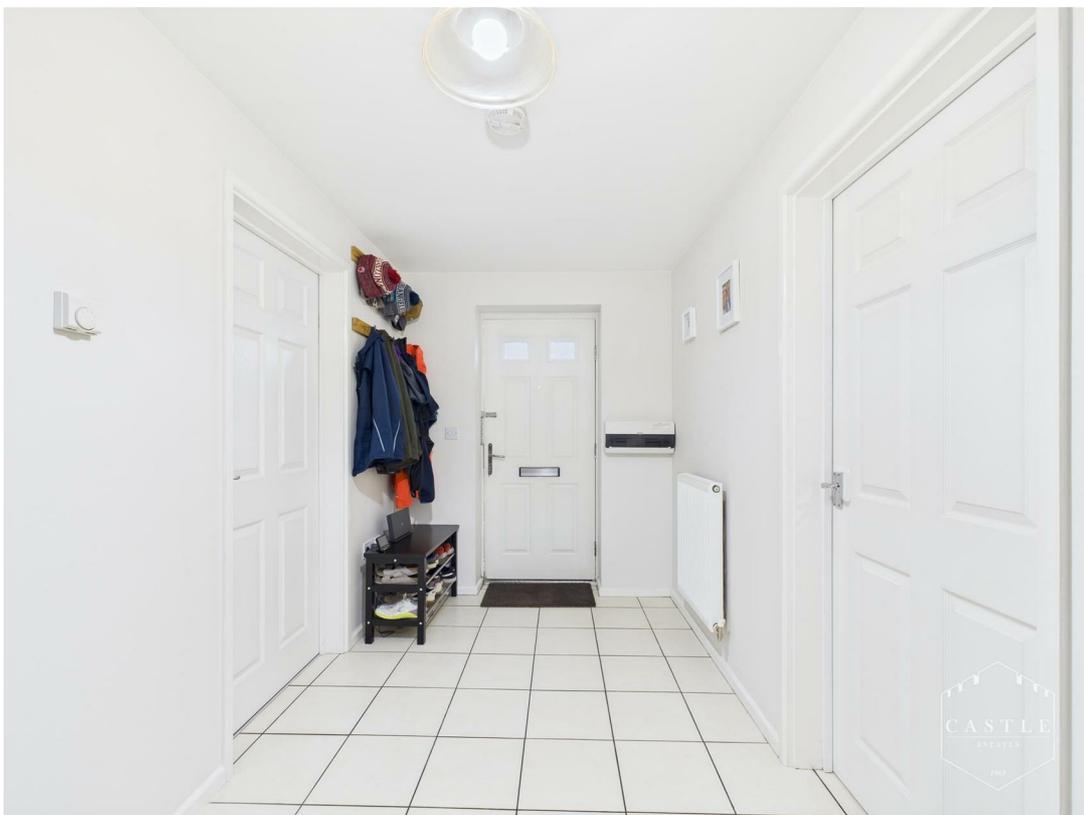
COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold).

ENTRANCE HALL

12'9 x 6'3 (3.89m x 1.91m)

having composite front door, electric consumer unit, central heating radiator and staircase to First Floor Landing.

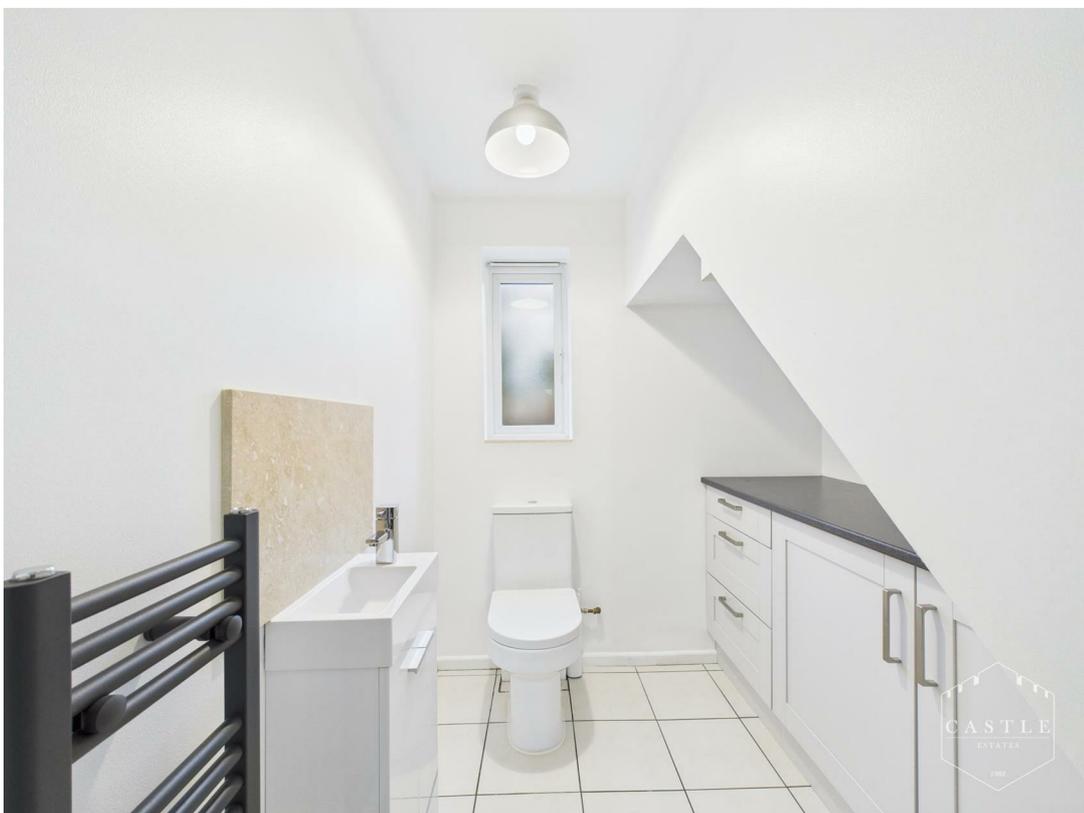




GUEST CLOAKROOM

6'6 x 6'3 (1.98m x 1.91m)

having low level w.c., vanity unit with wash hand basin, range of fitted cabinets, anthracite grey heated towel rail and upvc double glazed window with obscure glass.



DINING KITCHEN

19'8 x 11'1 (5.99m x 3.38m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards, matching Quartz work surfaces and inset sink with mixer tap, natural stone tiled splashbacks, built in oven, gas hob with cooker hood over, space for upright fridge freezer, island unit, dishwasher, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator, tv aerial point, upvc double glazed square bay window, two further upvc double glazed windows and door opening onto Rear Garden.



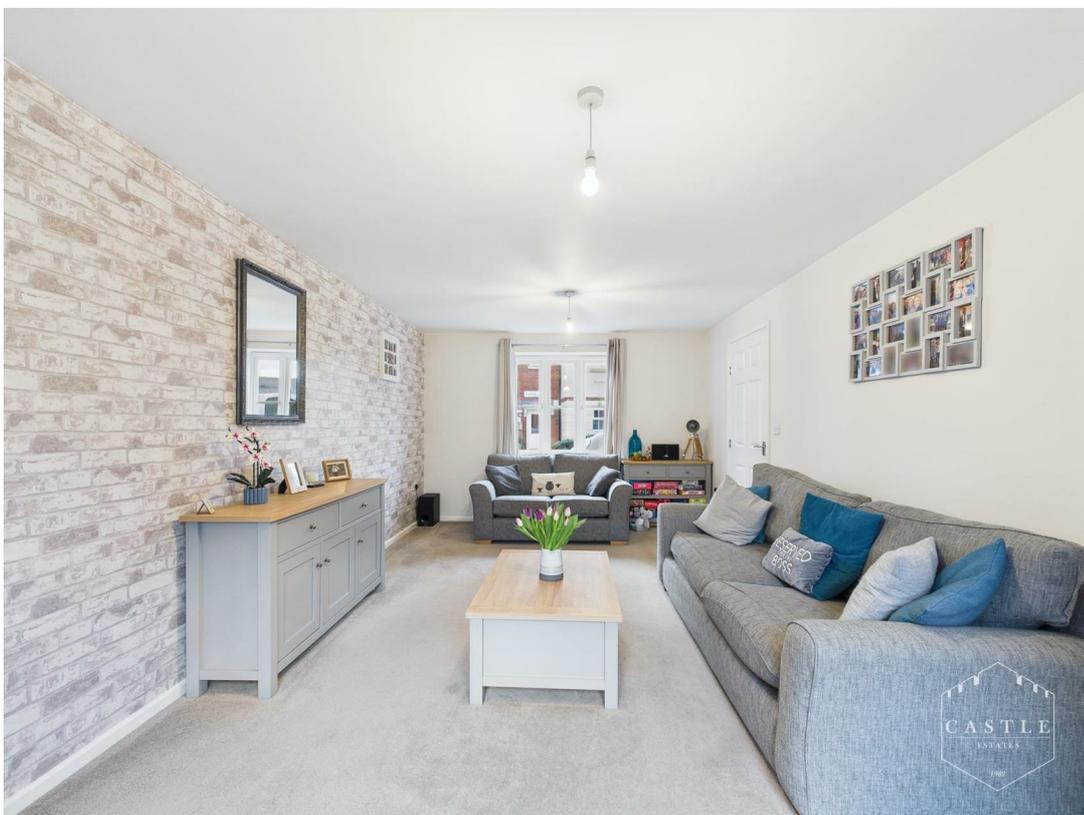




LOUNGE

19'7 x 11'1 (5.97m x 3.38m)

having central heating radiator, tv aerial point, upvc double glazed window to front and French doors opening onto Rear Garden.





FIRST FLOOR LANDING

9'5 x 3'1 (2.87m x 0.94m)

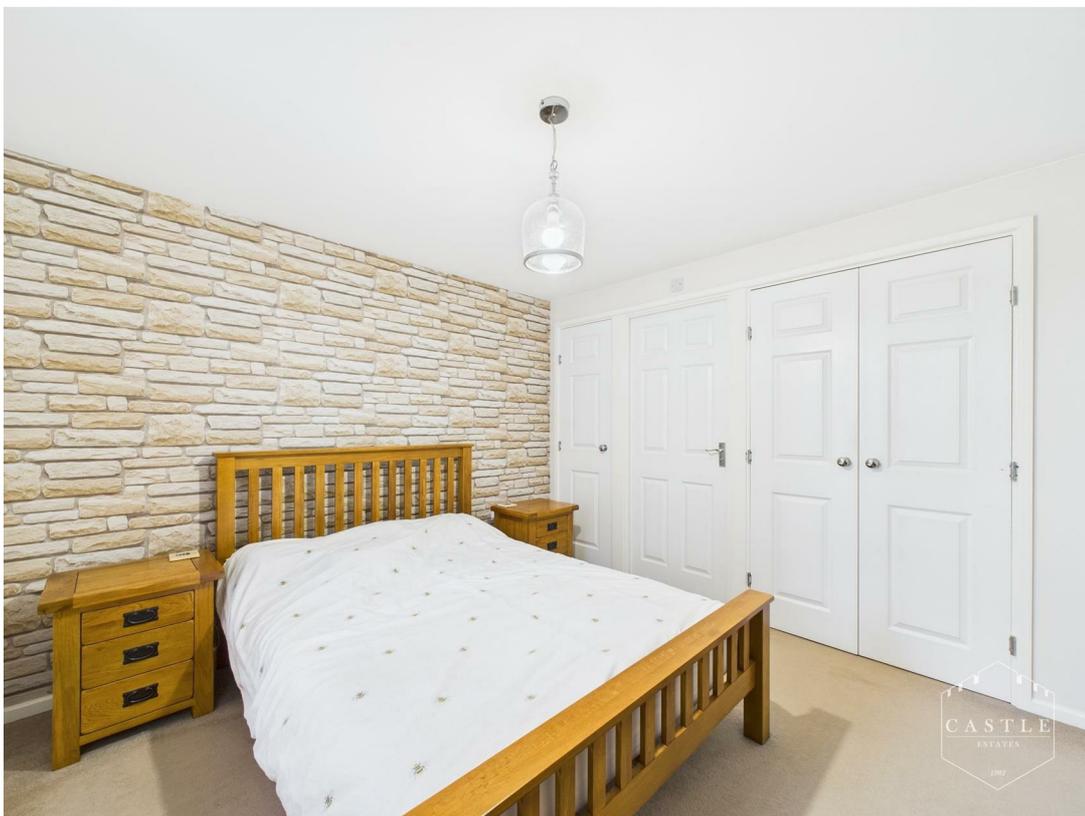
having upvc double glazed window to side, built in storage cupboard, spindle balustrading and access to the roof space.



MASTER BEDROOM

11'4 x 10'1 (3.45m x 3.07m)

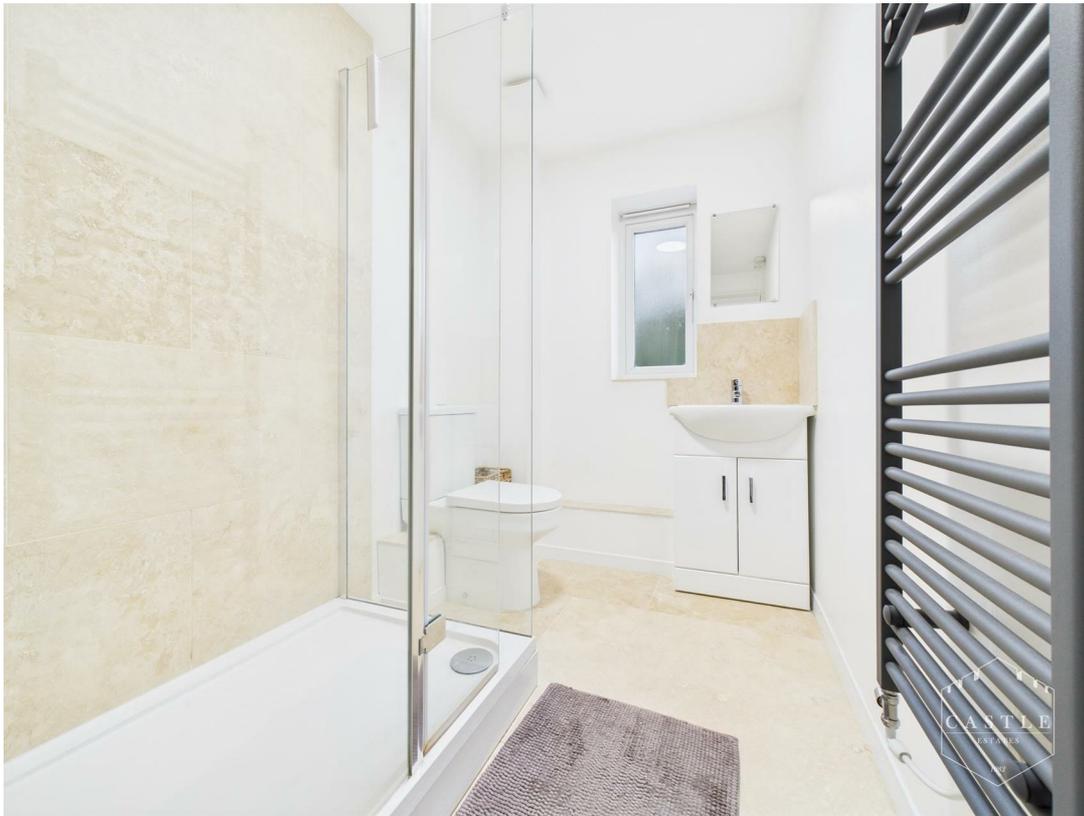
having built in storage/wardrobes, central heating radiator and upvc double glazed window to front. Door to Ensuite Shower Room.



ENSUITE SHOWER ROOM

9'2 x 5'2 (2.79m x 1.57m)

having fully tiled shower cubicle, vanity unit with wash hand basin, low level w.c., anthracite grey heated towel rail, natural stone splashbacks and upvc double glazed window with obscure glass.



BEDROOM TWO

11'3 x 9'5 (3.43m x 2.87m)

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



BEDROOM THREE

10 x 8'1 (3.05m x 2.46m)

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



BEDROOM FOUR

9'3 x 6'10 (2.82m x 2.08m)

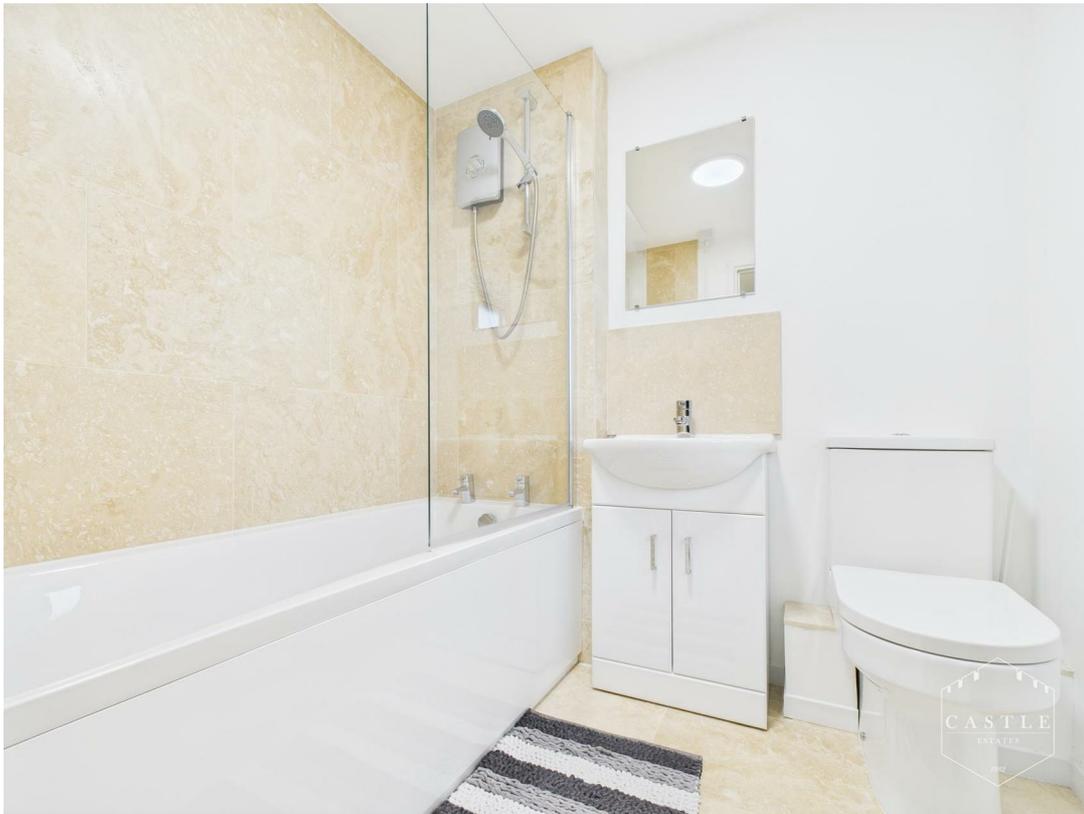
having central heating radiator and upvc double glazed window to front.



BATHROOM

6'3 x 5'10 (1.91m x 1.78m)

having panelled bath with shower over and glass screen, vanity unit with wash hand basin, low level w.c., natural stone splashbacks, anthracite grey heated towel rail and upvc double glazed window with obscure glass.



CASTLE
ESTATES
190

OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to DOUBLE GARAGE (16'6 x 16'8) with two separate up and over doors, power and light. Pedestrian access to a fully enclosed rear garden with patio area, lawn, well fenced and walled boundaries.

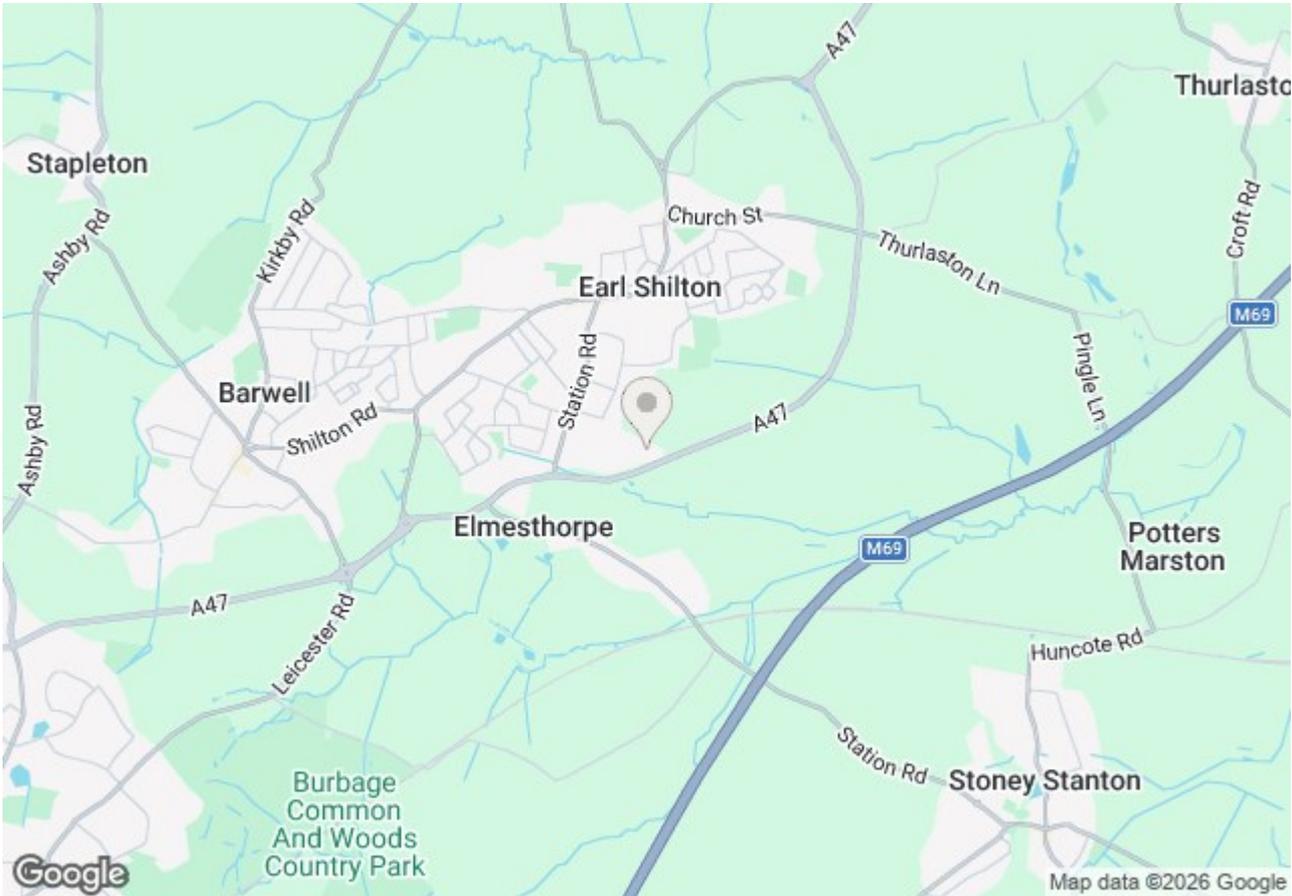


Energy Efficiency Rating

	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		
	78	89
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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(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⁾
1120 ft²

Balconies and terraces
277 ft²

Reduced headroom
8 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.

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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
