

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED AND FULL OF CHARACTER TWO BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN A MOST SOUGHT AFTER VILLAGE LOCATION**



**22 CHURCH ROAD  
LEICESTER LE9 7QE**

**Offers In The Region Of £270,000**

- Characterful Lounge To Front
- Two Good Sized Bedrooms
- Patio Style Garden To Rear
- Garage
- Well Fitted Kitchen
- Contemporary Fitted Bathroom
- Private Driveway
- Sought After Village Location



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Situated on Church Road in the charming village of Kirkby Mallory, this delightful semi-detached house offers a perfect blend of comfort and character. Built in 1995, the property spans an inviting 842 square feet and features two generously sized bedrooms, making it an ideal home for small families or couples seeking a peaceful retreat.

As you enter, you are welcomed into a cosy reception room that exudes a cottage-like charm, enhanced by a solid fuel burner in the lounge, perfect for those chilly evenings. The warm and inviting atmosphere is sure to make you feel right at home. The well-appointed bathroom and functional kitchen provide all the necessary amenities for modern living.

Outside, the property boasts ample parking for up to three vehicles, including a garage, ensuring convenience for you and your guests. The location is particularly appealing, situated between the Mallories Hotel and the renowned Mallory Park Race Track, offering a unique blend of elegance and excitement.

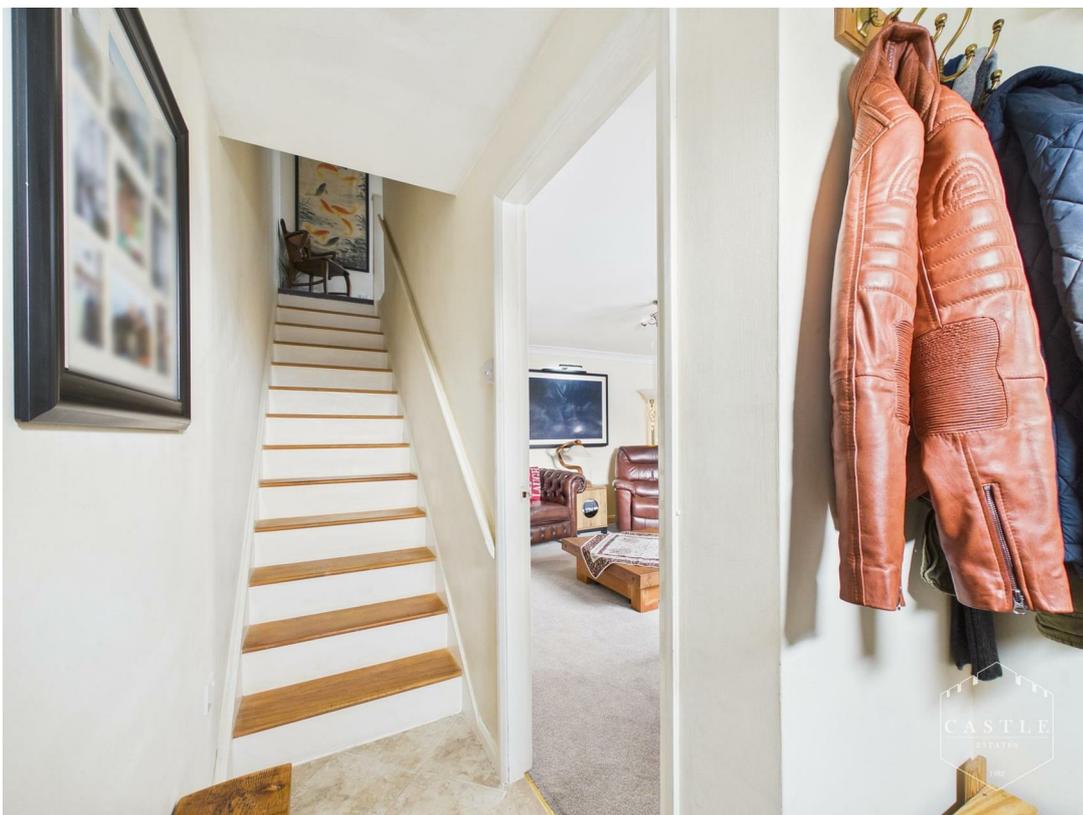
This semi-detached house is not just a property; it is a lifestyle choice, providing a serene environment while being close to local attractions. Whether you are looking to enjoy the peaceful village life or the thrill of nearby motorsport events, this home is perfectly positioned to cater to your needs. Do not miss the opportunity to make this charming residence your own.

### **COUNCIL TAX BAND & TENURE**

Freehold - Hinckley and Bosworth Borough Council - Band C

### **ENTRANCE HALLWAY**

having composite front door, and ceramic tiled flooring



## LOUNGE

14'10 x 14'1 (4.52m x 4.29m)

having solid fuel burner with tiled hearth, UPVC window to front and electric radiator



## KITCHEN DINER

14'11 x 10'0 (4.55m x 3.05m)

having a range of shaker style kitchen cupboards, wall units and drawers, 1.5 sink with chrome mixer tap and draining board, space and plumbing for washing machine and dishwasher, tiled flooring and UPVC window to rear



## LANDING

5'11 x 4'1 (1.80m x 1.24m)

having access to the loft

## BEDROOM

14'8 x 12'11 (4.47m x 3.94m)

having UPVC window to front, and electric radiator, airing cupboard housing electric water heater and built in wardrobes



## BEDROOM

8'5 x 11'0 (2.57m x 3.35m)

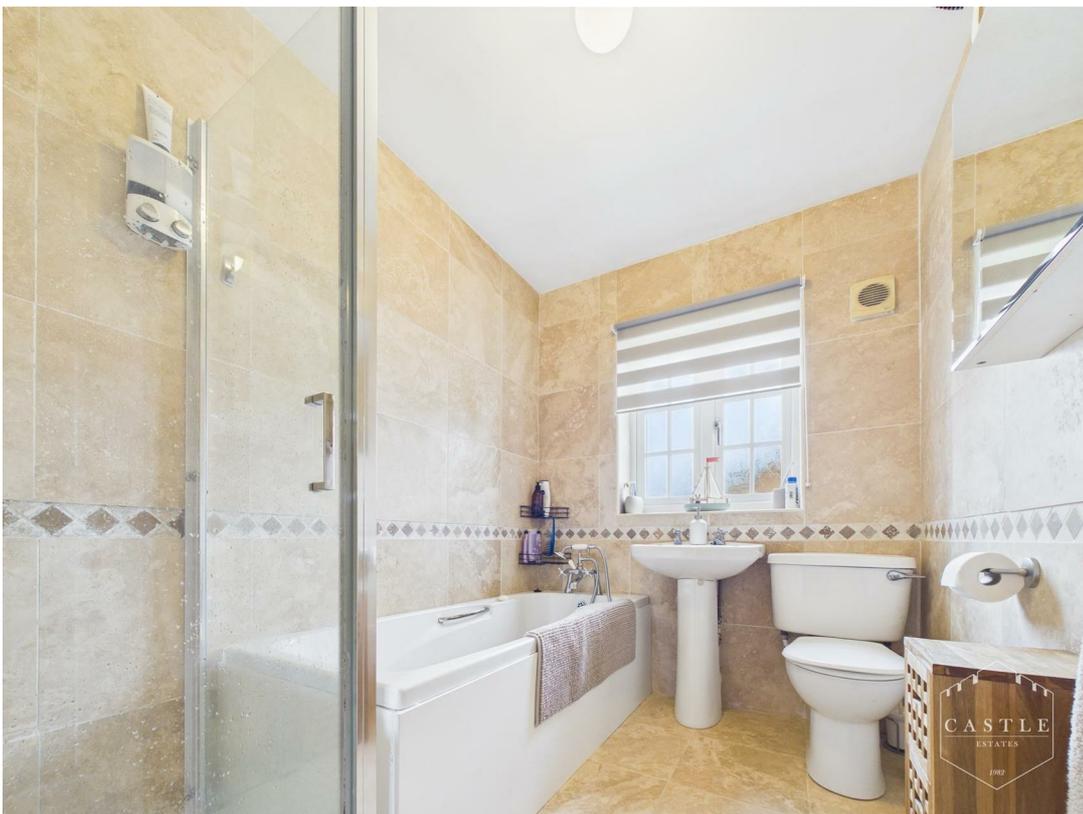
having UPVC window to rear, and electric radiator



## BATHROOM

5'11 x 7'11 (1.80m x 2.41m)

having contemporary white suite including bath with hand held mixer shower, additional electric shower over and glass screen, low level w.c., wash hand basin, ceramic tiled floor and walls, mirrored wall cabinet and UPVC double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for two cars, access to single garage with up and over door, leading to the well fenced, private rear garden, with borders, lawn and patio areas.

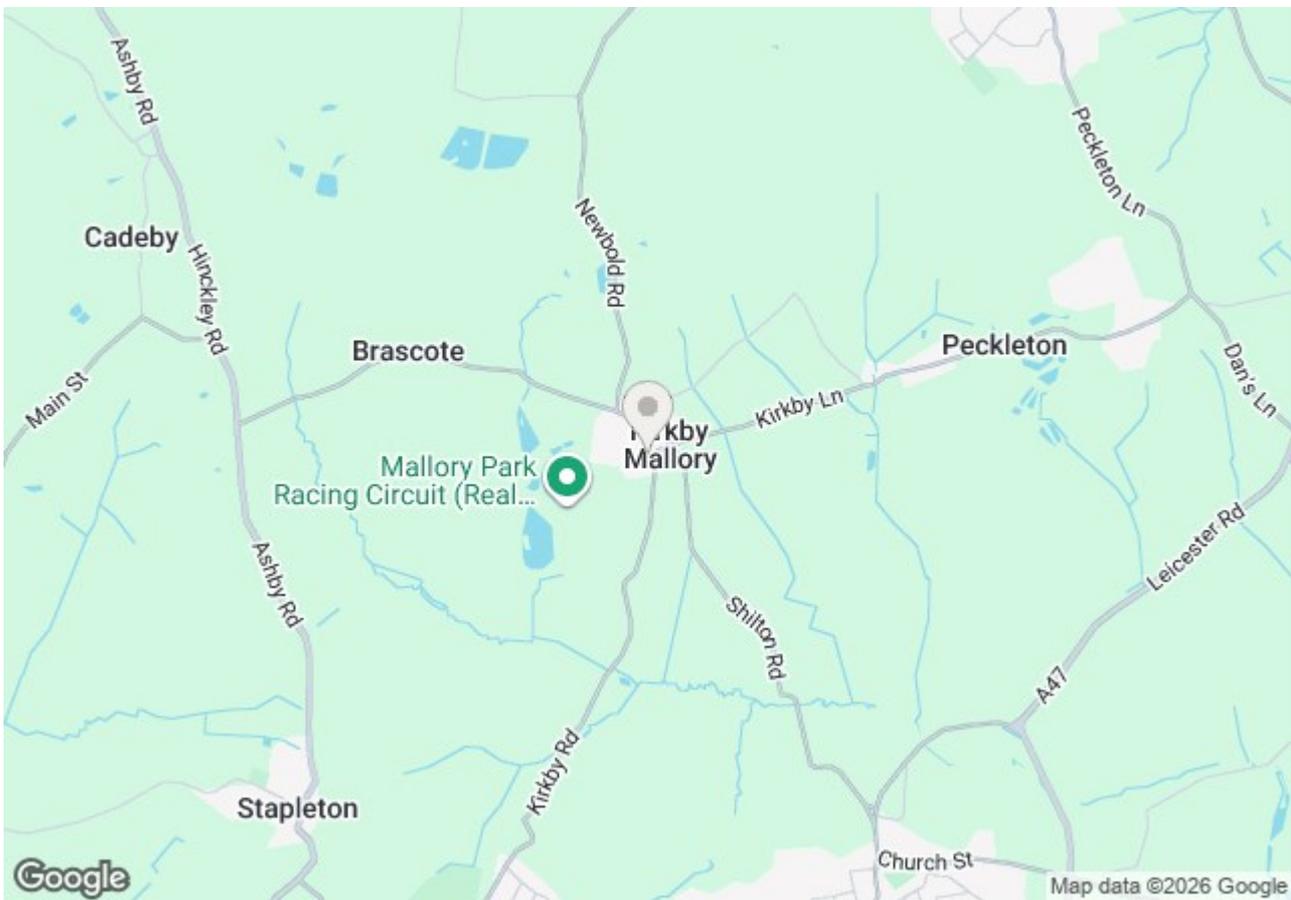


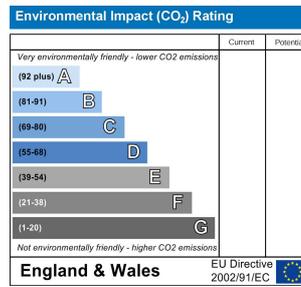
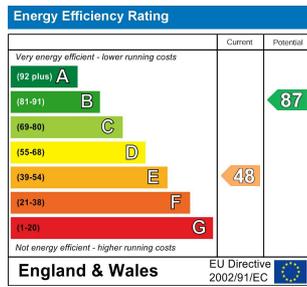
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>48</b>	<b>87</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## **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

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