

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH GOOD SIZED REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**51 DEVITT WAY  
BROUGHTON ASTLEY LE9 6NQ**  
**Offers In The Region Of £300,000**

- Entrance Hall With Guest Cloakroom
- Contemporary Fitted Dining Kitchen
- Three Good Sized Bedrooms
- Off Road Parking
- Sought After Residential Location
- Attractive Lounge
- Spacious Upvc Double Glazed Sun Room
- Modern Family Bathroom
- Good Sized Private Lawned Rear Garden
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** A beautifully presented and much improved detached family residence standing on a good sized plot situated in a popular residential location, convenient for all local shops, schools and amenities.

The accommodation boasts entrance hall with guest cloakroom, attractive lounge, well fitted dining kitchen opening onto a sizeable sun room. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property has off road parking and a sizeable lawned rear garden.

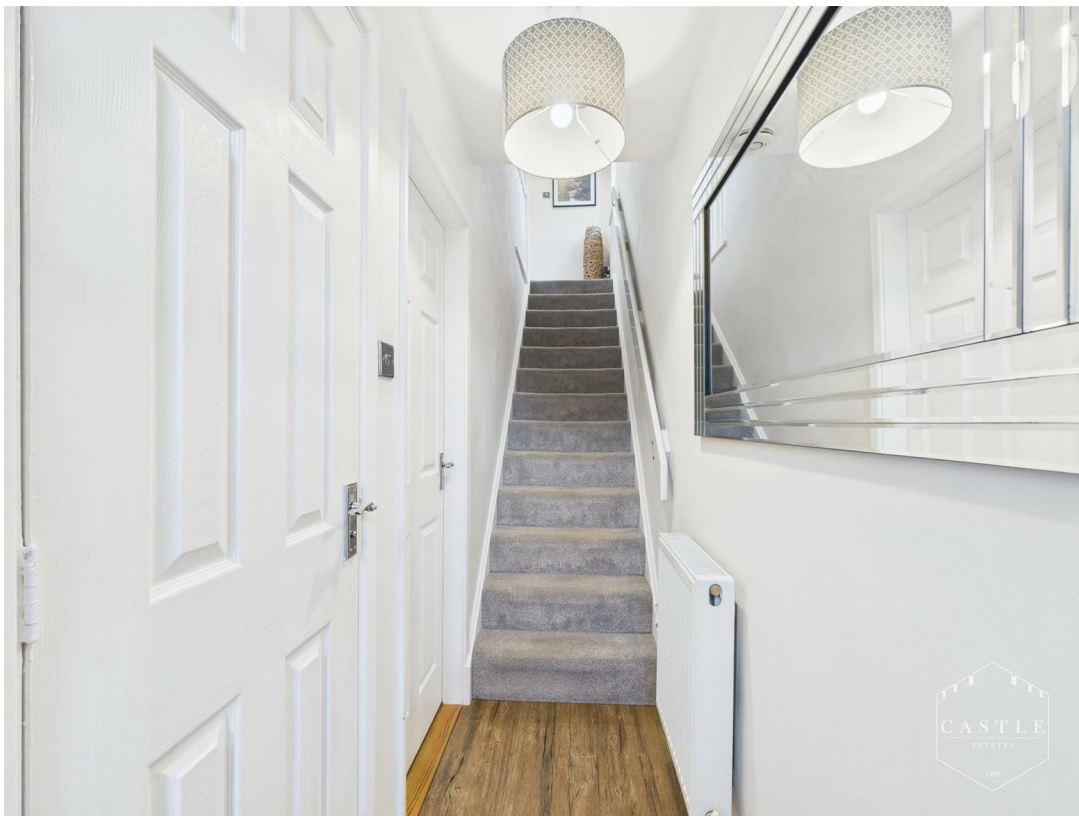
### **COUNCIL TAX BAND & TENURE**

Harborough Council - Band C (Freehold).

### **ENTRANCE HALL**

8' x 2'11 (2.44m x 0.89m)

having upvc double glazed front door, wood effect flooring, alarm control panel and central heating radiator. Staircase to the First Floor Landing.



## GUEST CLOAKROOM

4'11" x 2'2" (1.52m x 0.68m )

having low level w.c., wash hand basin with chrome mixer tap, chrome heated towel rail and upvc double glazed window to front with obscure glass.





**LOUNGE**

12'10" x 10'11" (3.91m x 3.33m )

having feature log burning stove, central heating radiator, tv aerial point, wood effect flooring and upvc double glazed window to front. Double doors leading Dining Kitchen.







## DINING KITCHEN

14'8 x 10'9 (4.47m x 3.28m )

having range of contemporary black units including base units, drawers and wall cupboards, contrasting solid wood butchers block work surfaces and inset sink with drainer and mixer tap, space for rangemaster style cooker, space and plumbing for washing machine, wood effect flooring, upvc double glazed window and upvc double glazed door to side with obscure glass.



having central heating radiator, wood effect flooring and understairs storage. Opening through to Conservatory.





## SUN ROOM

14'1 x 12'3 (4.29m x 3.73m)

having central heating radiator, tv aerial point, wood effect flooring, brick base, upvc double glazed windows and French doors opening onto the rear garden.



## FIRST FLOOR LANDING

having access to the roof space and upvc double glazed window to side.



## MASTER BEDROOM

11'3" x 9'4" (3.43m x 2.84m)

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front.







## BEDROOM TWO

8'5" x 7'5" (2.59m x 2.28m )

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



### BEDROOM THREE

7'4" x 5'10" (2.26m x 1.79m )

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





**BATHROOM**

6'6" x 5'5" (1.98m x 1.65m )

having modern white suite including panelled bath with mains fed rain shower over and screen, integrated low level w.c., wash hand basin and vanity cabinets, chrome ladder style heated towel rail, ceramic tiled splashbacks, wood effect flooring and upvc double glazed window to side with obscure glass.



## OUTSIDE


There is direct vehicular access over a driveway with standing for several cars. A lawned foregarden. Side pedestrian access via gate leading to a fully enclosed rear garden with patio area, lawn, well fenced boundaries and further patio/seating area to rear.






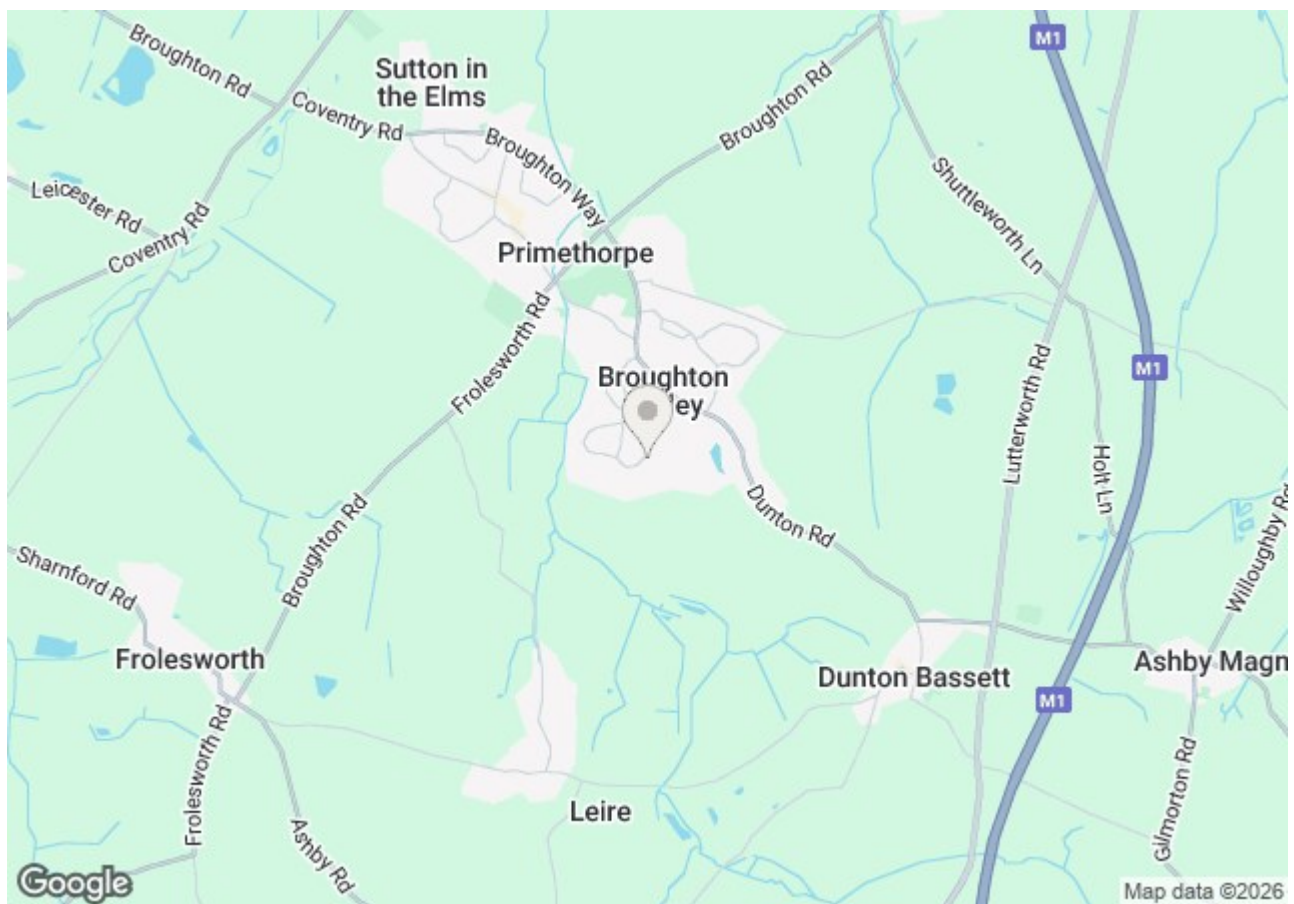


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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	

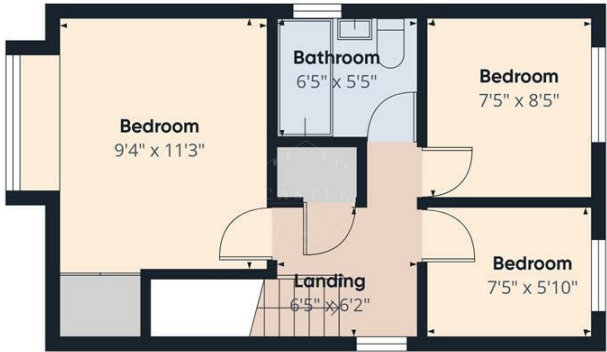




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		77		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
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(1-20) G				(1-20) G	
Not energy efficient - higher running costs					Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
857 ft<sup>2</sup>

(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

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