

CASTLE ESTATES

1982

**A TWO BEDROOMED SEMI DETACHED BUNGALOW WITH EASY TO MAINTAIN GARDENS
SITUATED IN A POPULAR RESIDENTIAL LOCATION**

**** FOR PERSONS OVER 55 ONLY ****



3 CONISTON COURT EARL SHILTON LE9 7GZ

Offers In Excess Of £180,000

- FOR PERSONS OVER 55 ONLY
- Entrance Hall
- Kitchen
- Two Bedrooms
- Easy To Maintain Gardens
- NO CHAIN
- Shower Room
- Lounge
- Car Parking To Front
- Popular & Convenient Location



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**** FOR PERSONS 55 AND OVER ****

Coniston Court, Earl Shilton, this delightful semi-detached bungalow is an ideal residence for those aged 55 and over. With no onward chain, this property offers a seamless transition for prospective buyers.

The accommodation enjoys entrance hall, modern shower room, lounge opening onto sun room, well fitted kitchen and two bedrooms. Outside the property has off road parking for two cars and easy to maintain gardens front and rear.

It is situated in a quiet cul-de-sac location within easy walking distance of Earl Shilton village centre with its shops, schools and amenities. It is also well placed for commuting via the A47, A5 and M69 junctions making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

Do not miss the chance to make this lovely bungalow your new home.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B - LEASHOLD

For persons over 55 only

999 YEARS FROM 1990

Maintenance is carried out when needed and split between the 12 properties and billed annually- APPROX COST - £72.83

Annual Liability insurance - APPROX £117/year

FULL LEASEHOLD DETAILS TO BE CONFIRMED

ENTRANCE HALL

15'0" x 3'4" (4.59m x 1.03m)

having upvc double glazed front door with obscure glass, storage heater, coved ceiling and access to the roof space.



SHOWER ROOM

7'1" x 5'3" (2.16m x 1.61m)

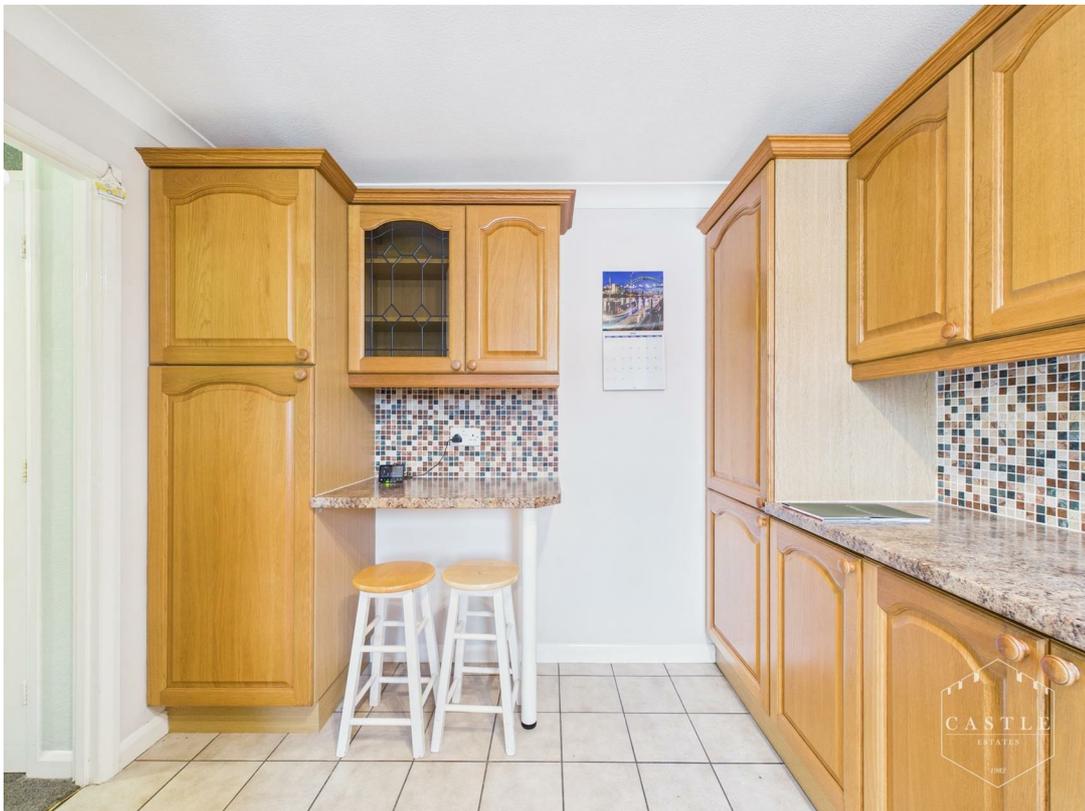
having modern suite including fully tiled shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, fully tiled walls and flooring, extractor fan, storage heater and upvc double glazed window with obscure glass.



KITCHEN

12'8" x 6'11" (3.87m x 2.11m)

having good 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, electric hob with cooker hood over, integrated fridge freezer, space and plumbing for washing machine, coved ceiling, storage heater and upvc double glazed window to front.





LOUNGE

16'2" x 13'6" (4.95m x 4.12m)

having fireplace surround, coved ceiling and coved ceiling. Sliding patio doors opening onto Sun Room.





SUN ROOM

9'3" x 6'7" (2.82m x 2.02m)

having polycarbonate roof, upvc double glazed windows and door opening onto rear garden.



BEDROOM ONE

14'5" x 8'2" (4.41m x 2.49m)

having built in wardrobes, coved ceiling and upvc double glazed window to rear.



BEDROOM TWO

9'10" x 8'3" (3m x 2.54m)

having storage heater, coved ceiling and upvc double glazed window to front.



OUTSIDE

There is direct access to two parking spaces to the front of the property. Easy to maintain hard landscaped gardens front and rear with mature shrubs, well fenced boundaries and garden shed.

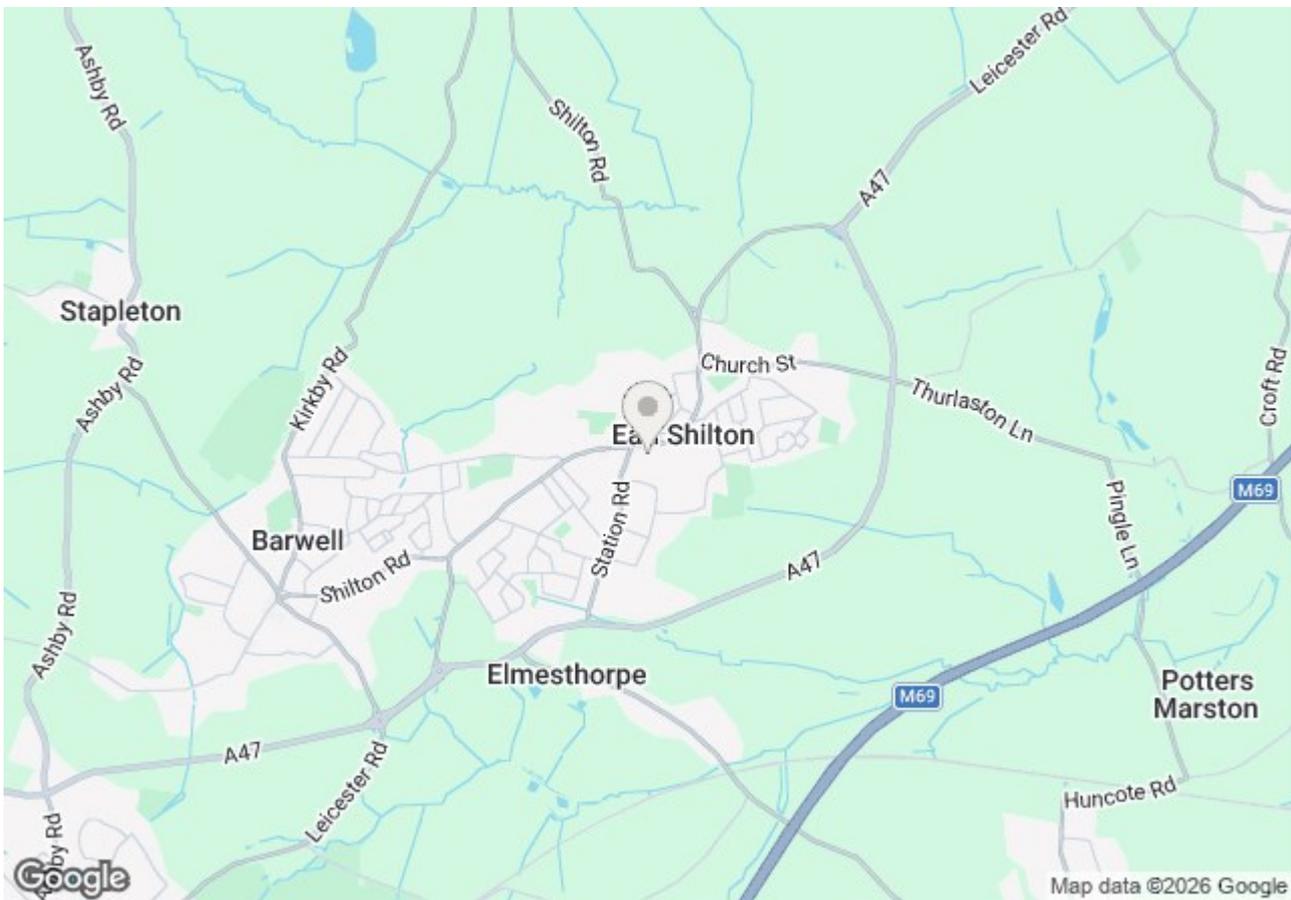


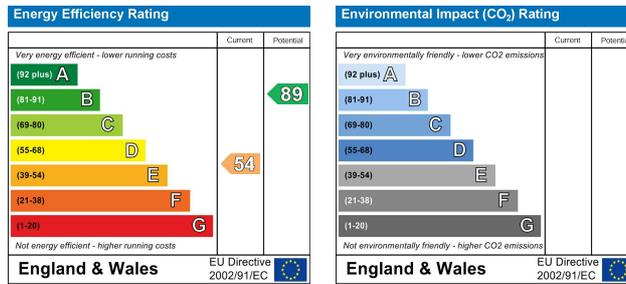
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
65.2 m²

(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.

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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
