

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED TWO BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED CORNER PLOT SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



**67 PARK ROAD
EARL SHILTON LE9 7EP**

Guide Price £245,000

- Impressive Hall
- Well Fitted Dining Kitchen
- Ground Floor Family Bathroom
- Further Good Sized Bedroom
- Good Sized Well Tended Gardens
- Spacious Lounge
- Upvc Double Glazed Conservatory
- Master Bedroom With Ensuite
- Ample Car Parking & Garage
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** A well presented, much improved and spacious semi detached family residence standing on good sized mature plot with ample parking, garage and well tended gardens.

The accommodation boasts entrance hall, well fitted dining kitchen, upvc double glazed sun room and a spacious lounge to front. To the first floor there is a master bedroom with ensuite and a further good sized bedroom.

It is situated in a sought after and popular town centre location within easy walking distance of all local 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.

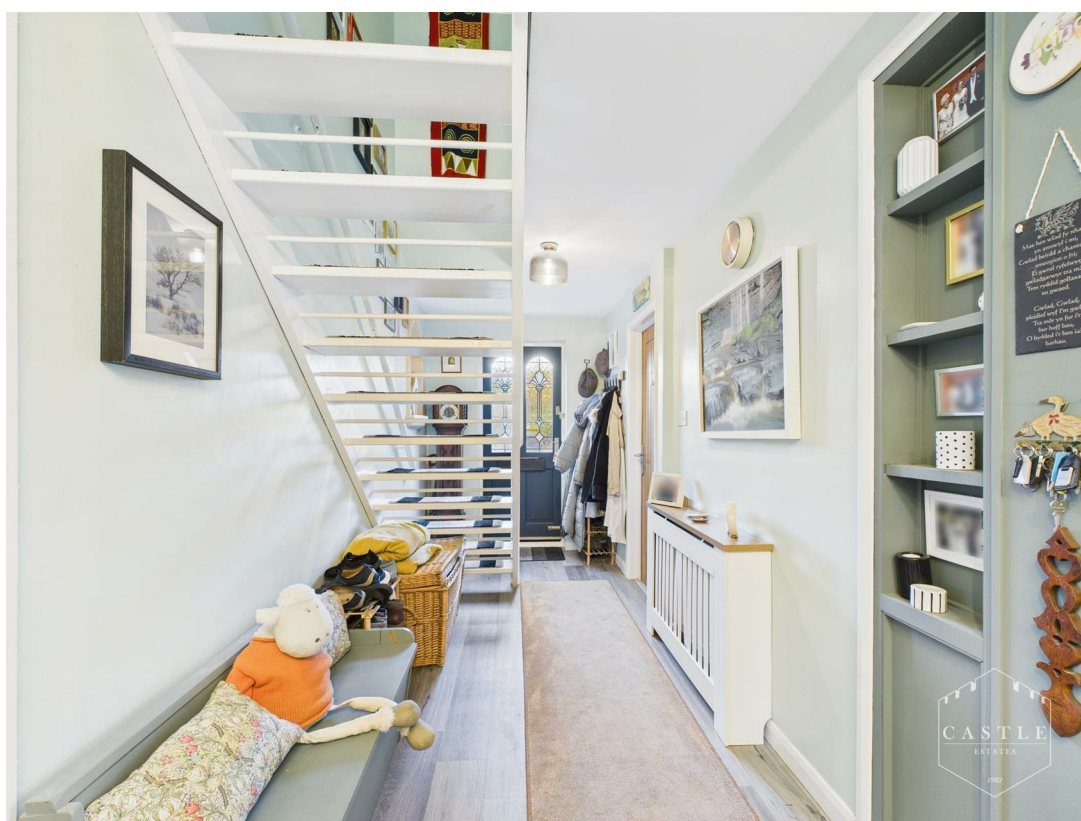
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

13'1" x 5'10" (4.01m x 1.80m)

having composite front door with feature coloured leaded lights, central heating radiator, wood effect flooring and feature staircase to First Floor Landing. Opening through to Dining Kitchen,





FAMILY BATHROOM

8'8" x 5'6" (2.65m x 1.70m)

having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, wood effect flooring and upvc double glazed window with obscure glass.



DINING KITCHEN

14'11" x 14'9" (4.55m x 4.50m)

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, inset sink with mixer tap, matching work surfaces and ceramic tiled splashbacks, space for cooker and extractor hood over, space and plumbing for washing machine, space for fridge, central heating radiator, wood effect flooring, upvc double glazed window and sliding doors opening onto Sun Room.





SUN ROOM

14'10" x 7'2" (4.54m x 2.20m)

having wood effect flooring, polycarbonate roof, upvc double glazed windows and sliding doors opening onto Garden.





LOUNGE

15'9" x 11'0" (4.82m x 3.373m)

having feature brick fireplace with open fire facility, central heating radiator, coved ceiling, wall light points and upvc double glazed window to front.





FIRST FLOOR LANDING

MASTER BEDROOM

16'6" x 11'10" (5.04m x 3.63m)

having central heating radiator and two upvc double glazed window to front. Door to Ensuite Shower Room.





ENSUITE SHOWER ROOM

8'0" x 3'10" (2.46m x 1.17m)

having corner shower cubicle, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



BEDROOM TWO

16'7" x 7'6" (5.08m x 2.31m)

having central heating radiator and upvc double glazed window.



BEDROOM TWO WALK IN WARDROBE

7'4" x 3'9" (2.24m x 1.16m)

having fitted shelving and hanging space.

OUTSIDE


There is direct vehicular access over a tarmac driveway leading to INTEGRAL GARAGE (4.92m x 2.49m) with up and over door, power and light. Pebbled foregarden with feature shrubs. Side gate opening onto good sized garden with patio area, lawn, mature flowers and shrubs, well fenced boundaries and garden shed.








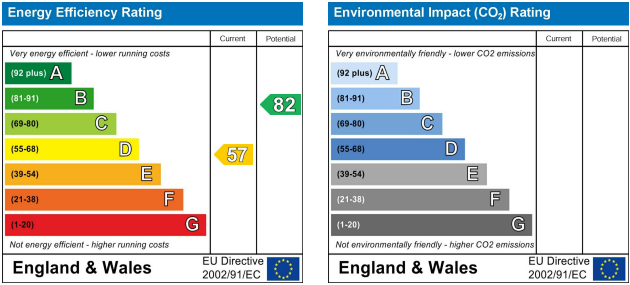
Energy Efficiency Rating

	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		
	57	82
England & Wales	EU Directive 2002/91/EC 	

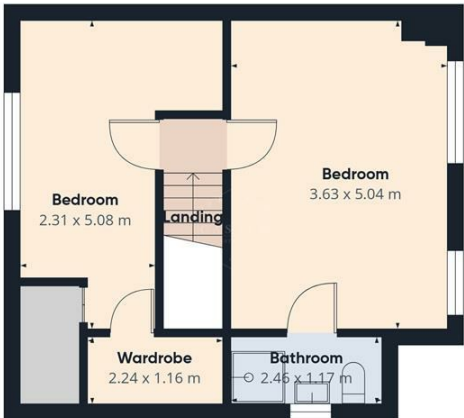
Environmental Impact (CO₂) Rating

	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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	





Floor 0



Floor 1

Approximate total area⁽¹⁾
107.2 m²
Reduced headroom
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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
