

CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PRIVATE PLOT WITH BEAUTIFUL OPEN COUNTRYSIDE VIEWS TO REAR SITUATED IN AN EDGE OF TOWN LOCATION



**115 CHURCH STREET
LEICESTER LE9 7DA**

Offers In The Region Of £350,000

- Spacious Reception Hall
- Attractive Lounge To Front
- Well Fitted Kitchen & Laundry Room
- Two Further Double Bedrooms
- Ample Off Road Parking & Garage
- Inner Hall With Guest Cloakroom
- Separate Dining Room
- Master Bedroom With Ensuite
- Family Bathroom
- Large Rear Garden With Open Countryside Views



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Situated on the edge of Earl Shilton, this splendid three-bedroom detached house on Church Street offers a perfect blend of comfort and countryside living. The property boasts a spacious layout, making it an ideal family home.

As you enter, you are greeted by a welcoming atmosphere that flows throughout the house. The generous living spaces are designed for both relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed to the fullest. The large windows allow natural light to flood in, creating a warm and inviting environment.

One of the standout features of this property is the stunning countryside views that can be enjoyed from the rear. Imagine sipping your morning coffee while taking in the serene landscape, or hosting summer barbecues in your private garden, which provides a perfect space for children to play and for adults to unwind.

In addition to its beautiful surroundings, this home offers ample off-road parking, a valuable asset in today's busy world. The convenience of having your own parking space cannot be overstated, especially in a family setting.

This large three-bedroom detached family home is not just a place to live; it is a lifestyle choice that embraces the tranquillity of rural life while still being within easy reach of local amenities. Whether you are looking to settle down or seeking a peaceful retreat this could be the home for you.

COUNCIL TAX BAND & TENURE

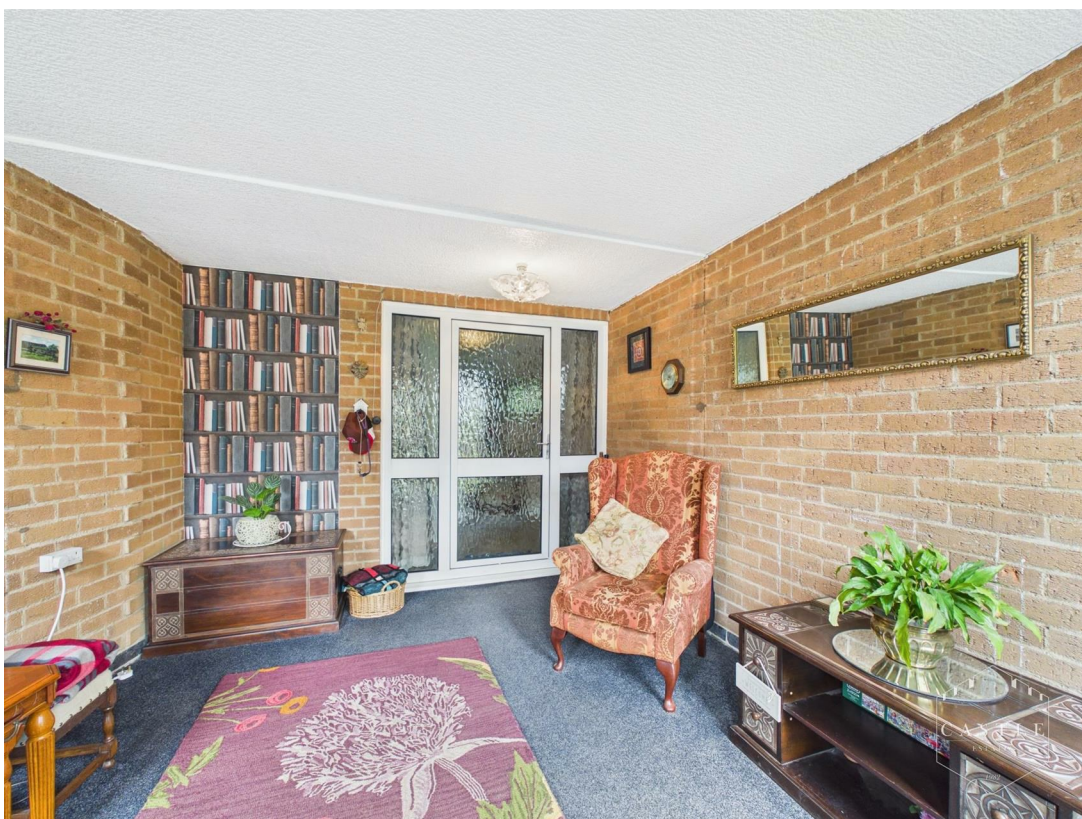
Hinckley and Bosworth Borough Council - Band D (Freehold).

RECEPTION HALL

12'2 x 12'1 (3.71m x 3.68m)

having composite double doors with feature coloured leaded lights and side windows. Upvc double glazed door to Inner Hall.

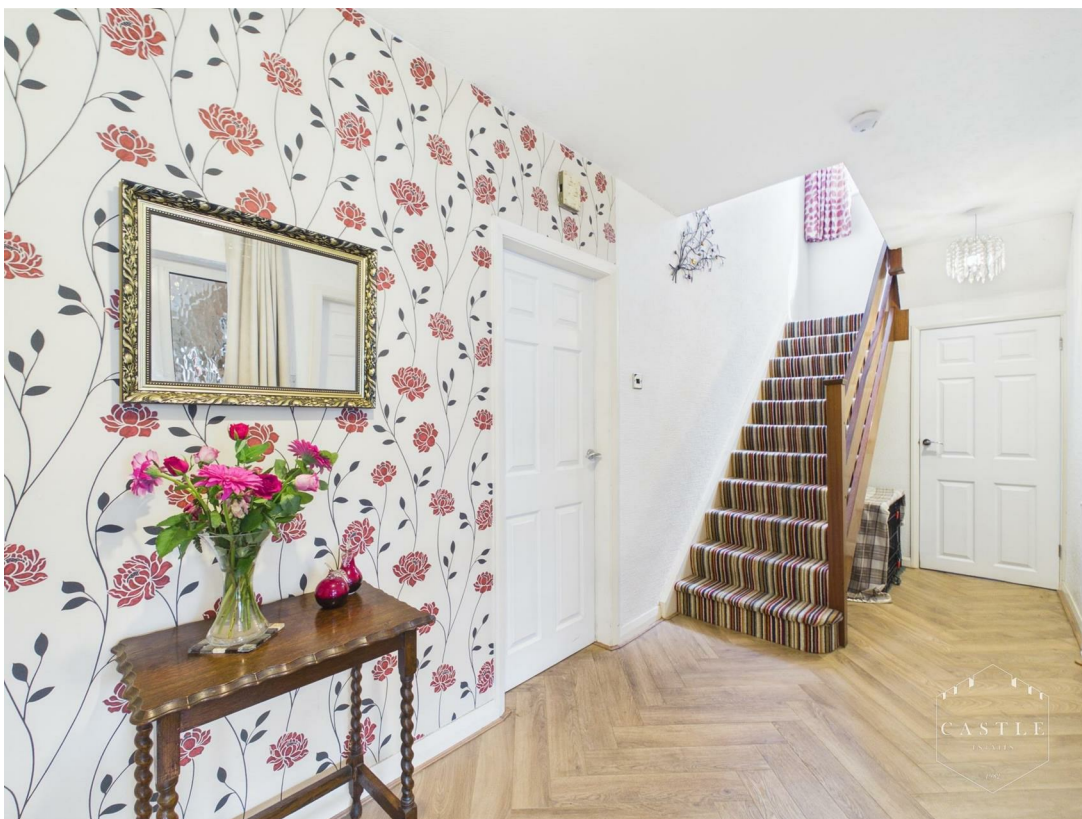




INNER HALL

16'10 x 6 (5.13m x 1.83m)

having built in storage, wood effect flooring and central heating radiator. Staircase to First Floor Landing.



GUEST CLOAKROOM

5'3 x 3 (1.60m x 0.91m)

having low level w.c., vanity unit with wash hand basin, upvc double glazed window with obscure glass.



LOUNGE

15 x 12 (4.57m x 3.66m)

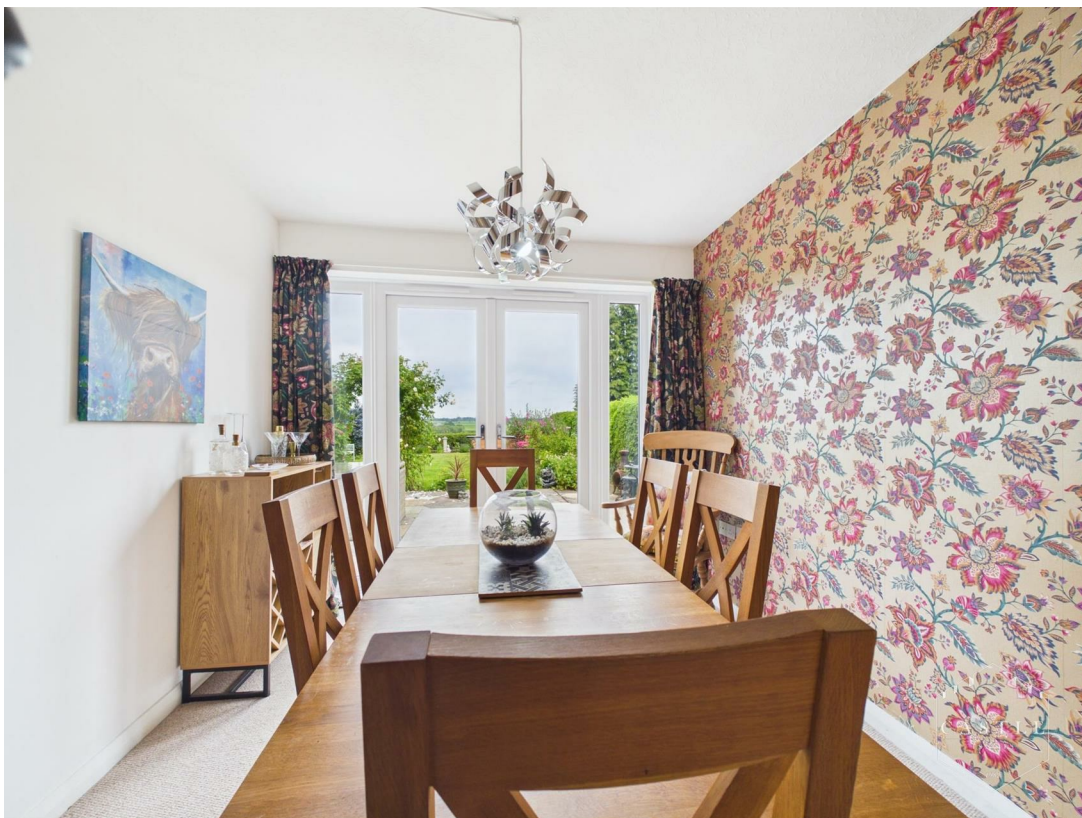
having feature fireplace with inset fire, tv aerial point, coved ceiling and upvc double glazed window to front.



DINING ROOM

10'11 x 9'3 (3.33m x 2.82m)

having central heating radiator and upvc double glazed French doors opening onto Garden.



KITCHEN

12'4 x 10'9 (3.76m x 3.28m)

having an attractive range of contemporary gloss fitted base units, drawers and wall cupboards, butchers block work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for rangemaster style cooker, space for American style fridge freezer, upvc double glazed window to rear and upvc double glazed door to Laundry Room.





LAUNDRY ROOM

13'2 x 9'6 (4.01m x 2.90m)

having space and plumbing for washing machine, built in storage cupboard and upvc double glazed sliding doors opening onto Garden.





FIRST FLOOR LANDING

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



MASTER BEDROOM

11'8 x 9'11 (3.56m x 3.02m)

having central heating radiator, tv aerial point, coved ceiling and upvc double glazed window to front. Door to Ensuite Shower Room.



ENSUITE SHOWER ROOM

having shower cubicle, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, fully tiled walls, wood effect flooring and extractor fan.



BEDROOM TWO

10'11 x 9'10 (3.33m x 3.00m)

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



BEDROOM THREE

11 x 8'6 (3.35m x 2.59m)

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



BATHROOM

11'5 x 5'11 (3.48m x 1.80m)

having panelled bath with folding glass screen and shower over, low level w.c., vanity unit with wash hand basin, central heating radiator, ceramic tiled splashbacks, wood effect flooring and upvc double glazed window to rear.



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for numerous cars leading to GARAGE with up and over door. A lawned foregarden with shrubs and hedged boundary to side. A fully enclosed sizeable rear garden laid principally to lawn with patio area, further seating area, mature flower borders and hedged boundaries. Beautiful countryside views to rear.



OUTSIDE




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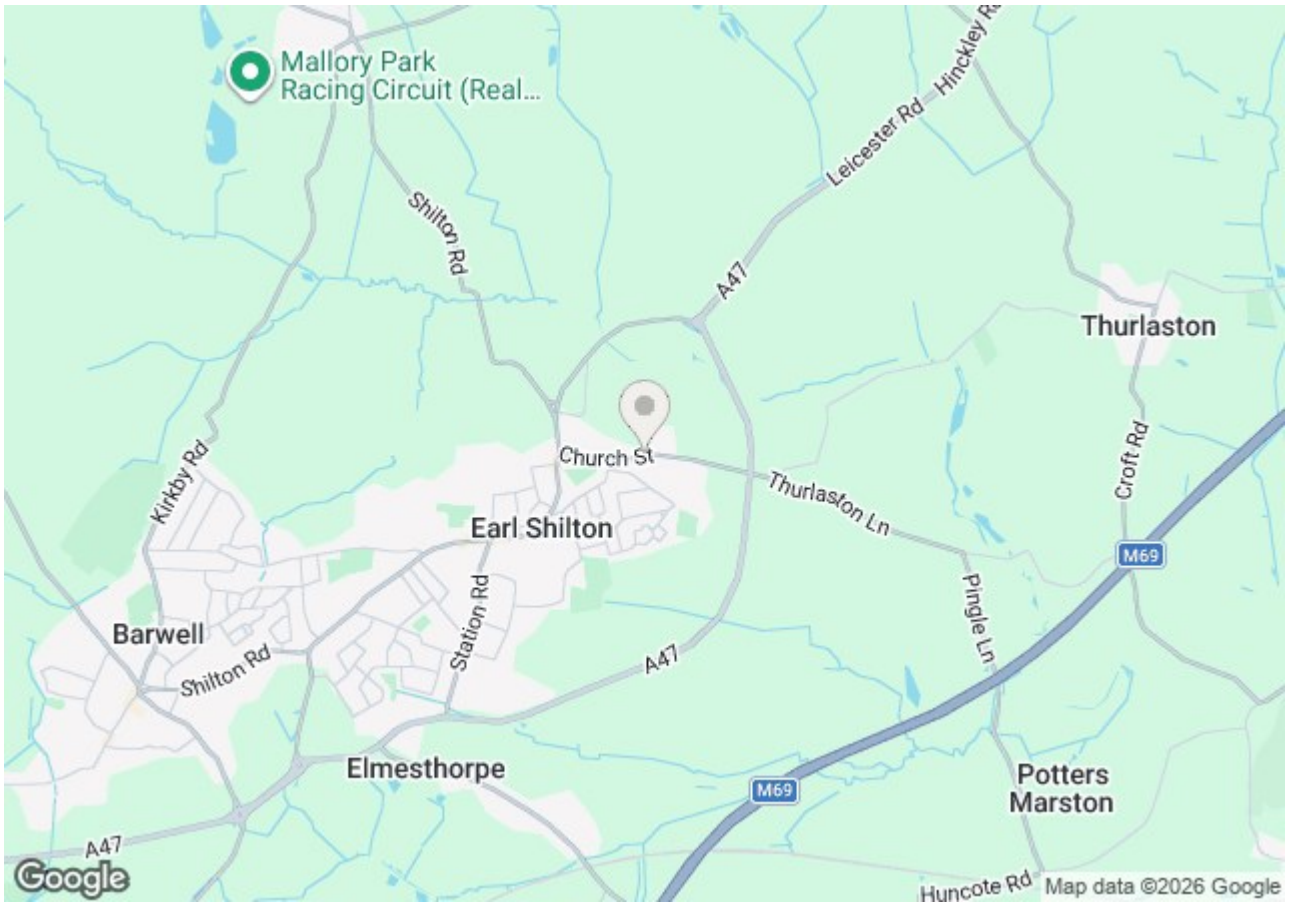


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
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Approximate total area⁽¹⁾
1311 ft²
Reduced headroom
11 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.

GIRAFFE360



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
