

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED
DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION**



4 COVENTRY ROAD SHARNFORD LE10 3PG

Offers In The Region Of £525,000

- Entrance Hall
- Matching Utility Room & Guest Cloakroom
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Private Easy To Maintain Rear Garden
- Spacious Contemporary Fitted Dining Kitchen
- Attractive Lounge Opening Onto Garden
- Three Further Bedrooms
- Ample Parking & Integral Garage/Gym
- Superb Outside Cabin With Hot Hub



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**** VIEWING ESSENTIAL **** This beautifully presented detached house offers a perfect blend of modern living and comfort. The house has been much improved, showcasing contemporary finishes and thoughtful details throughout.

The accommodation boasts entrance hall, superb contemporary Shaker style dining kitchen, matching utility room, guest cloakroom and an attractive lounge opening onto the private rear garden. To the first floor there is a master bedroom with juliette balcony and ensuite shower room, three further bedrooms and a modern family bathroom.

Outside the property has ample parking for up to three cars and integral double garage (currently being used as a gym). The rear garden has been thoughtfully designed for ease of maintenance and enjoys a lovely cabin with hot tub and bar area.

It is situated in a popular residential location, ideal for Fosse Meadows Country Park being a short walk through the park behind. Also those who wish to commute will easy access to the A5, M1 and M69 junctions as well as Hinckley, Rugby and Nuneaton train stations.

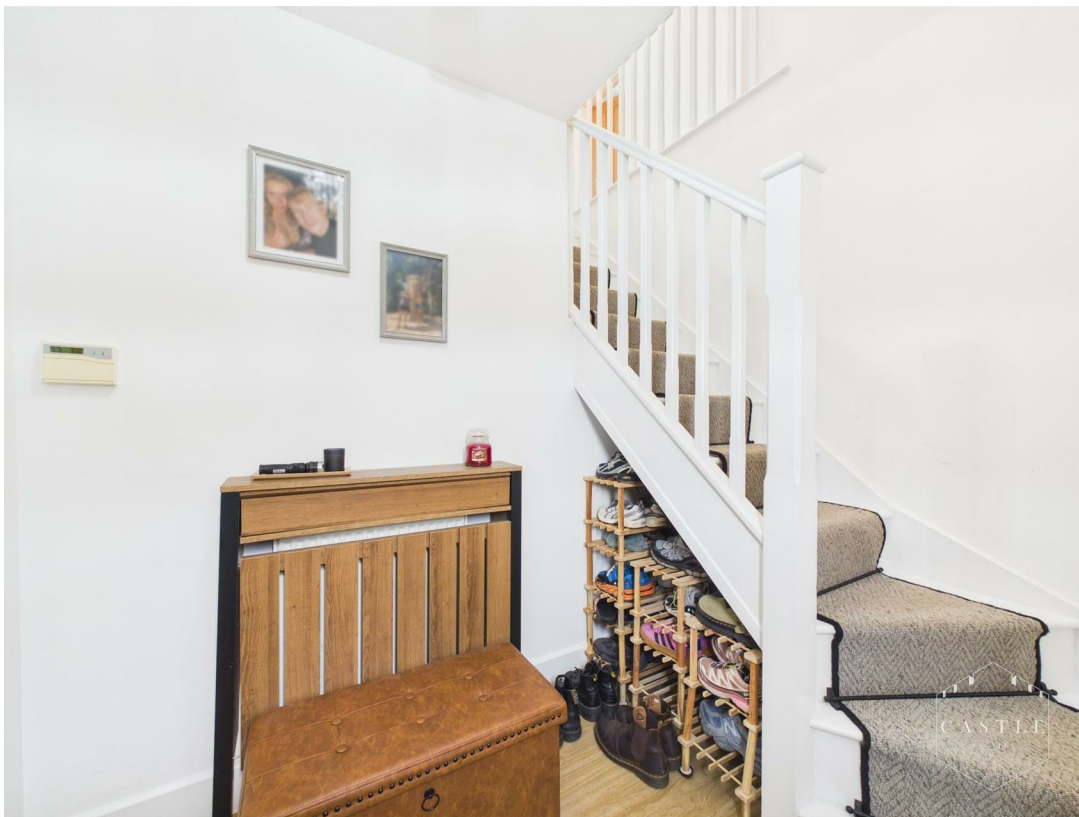
COUNCIL TAX BAND & TENURE

Blaby Council - Band E (Freehold).

ENTRANCE HALL

5'7 x 5'4 (1.70m x 1.63m)

having composite front door, central heating radiator and wood effect flooring. Feature spindle balustraded staircase to First Floor Landing.



DINING KITCHEN

22 x 14'9 (6.71m x 4.50m)

KITCHEN AREA having an excellent range of contemporary Shaker style fitted units including base units, drawers and wall cupboards, quartz work surfaces and upstands, inset sink with drainer and instant boil mixer tap, central island unit with butchers block work surface, built in oven, ceramic hob with cooker hood over and breakfast bar, integrated fridge freezer, integrated dishwasher, wood effect flooring, inset LED lighting, central heating radiator, upvc double glazed window to rear and upvc double glazed window to front.

DINING AREA having feature log burning stove with beam over, wood effect flooring, central heating radiator and upvc double glazed window to side. Bi-fold doors opening onto Lounge.









UTILITY ROOM

8'2 x 5'3 (2.49m x 1.60m)

having range of matching base units and wall cupboards, contrasting work surface with space and plumbing beneath for washing machine and tumble dryer, wood effect flooring, upvc double glazed window to rear and door opening onto Garden.



GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin, chrome heated towel rail, central heating radiator and wood effect flooring.



LOUNGE

15'7 x 11'4 (4.75m x 3.45m)

having bespoke feature media wall with wall mounted tv aerial point, shelving with inset lighting and built in storage, central heating radiator, wood effect flooring and upvc double glazed French doors opening onto Garden.



FIRST FLOOR LANDING

having spindle balustrading, central heating radiator and two upvc double glazed windows to front.



MASTER BEDROOM

11'8 x 11'2 (3.56m x 3.40m)

having wood effect flooring, tv aerial point, central heating radiator, fixed air conditioning unit and French doors opening onto Juliette Balcony. Door to Ensuite Shower Room.



ENSUITE SHOWER ROOM

7'8 x 5'2 (2.34m x 1.57m)

having fully tiled double shower cubicle with rain shower and handheld shower over, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks, wood effect flooring and upvc double glazed window with obscure glass to side.



BEDROOM TWO

12'8 x 10'11 (3.86m x 3.33m)

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



BEDROOM THREE

11'3 x 7'5 (3.43m x 2.26m)

having wood effect flooring, central heating radiator, upvc double glazed windows to front and side.



BEDROOM FOUR

12'8 x 6'10 (3.86m x 2.08m)

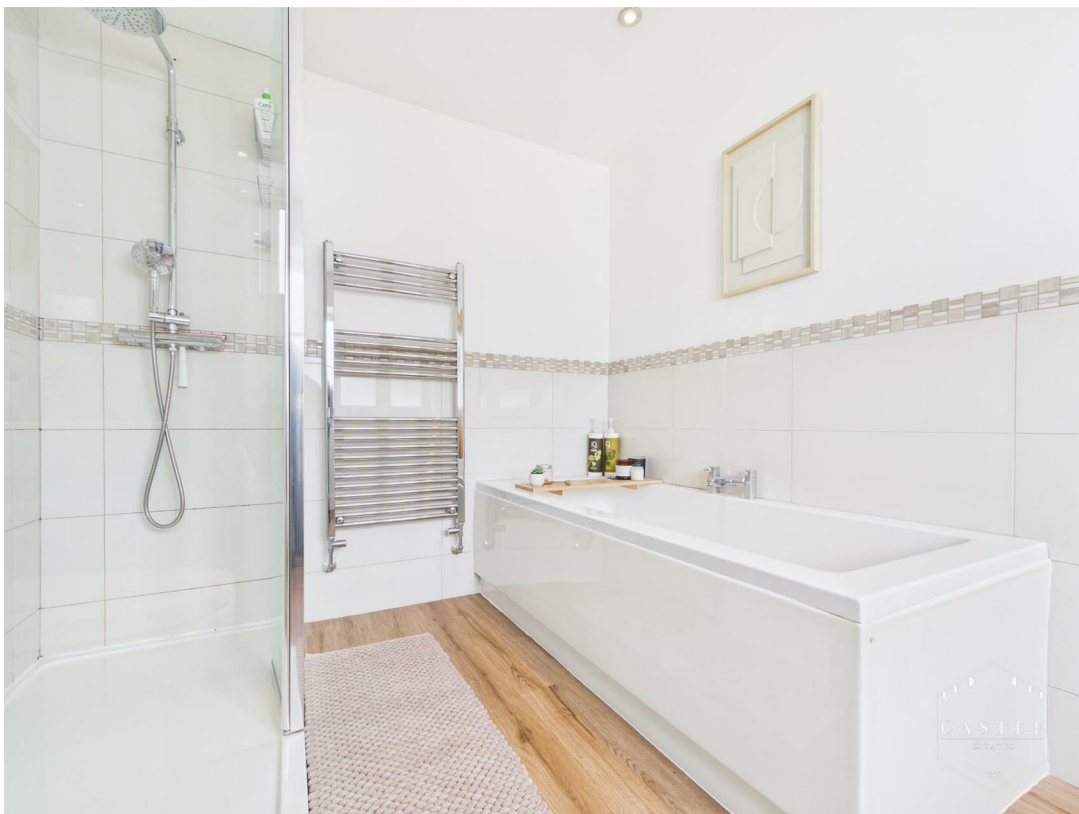
having wood effect flooring, central heating radiator, upvc double glazed windows to rear and side.



FAMILY BATHROOM

9'9 x 7'7 (2.97m x 2.31m)

having panelled bath, separate double shower cubicle with rain shower and handheld shower over, pedestal wash hand basin, low level w.c., chrome heated towel rail, wood effect flooring, ceramic tiled splashbacks and upvc double glazed window with obscure glass to front.



OUTSIDE

There is direct vehicular access over a good sized blocked paved driveway with parking for two cars leading to INTEGRAL GARAGE (15'3 x 14'8) currently being used as a gym having electric front up and over door, power and light. Further parking through double gates to a resin area in the garden. A fully enclosed, easy to maintain landscaped garden with porcelain slabbed patio areas, artificial lawn, well fenced boundaries. OUTSIDE CABIN with hob tub, bar area, power and lighting.







OUTSIDE - CABIN







OUTSIDE - GARAGE/GYM

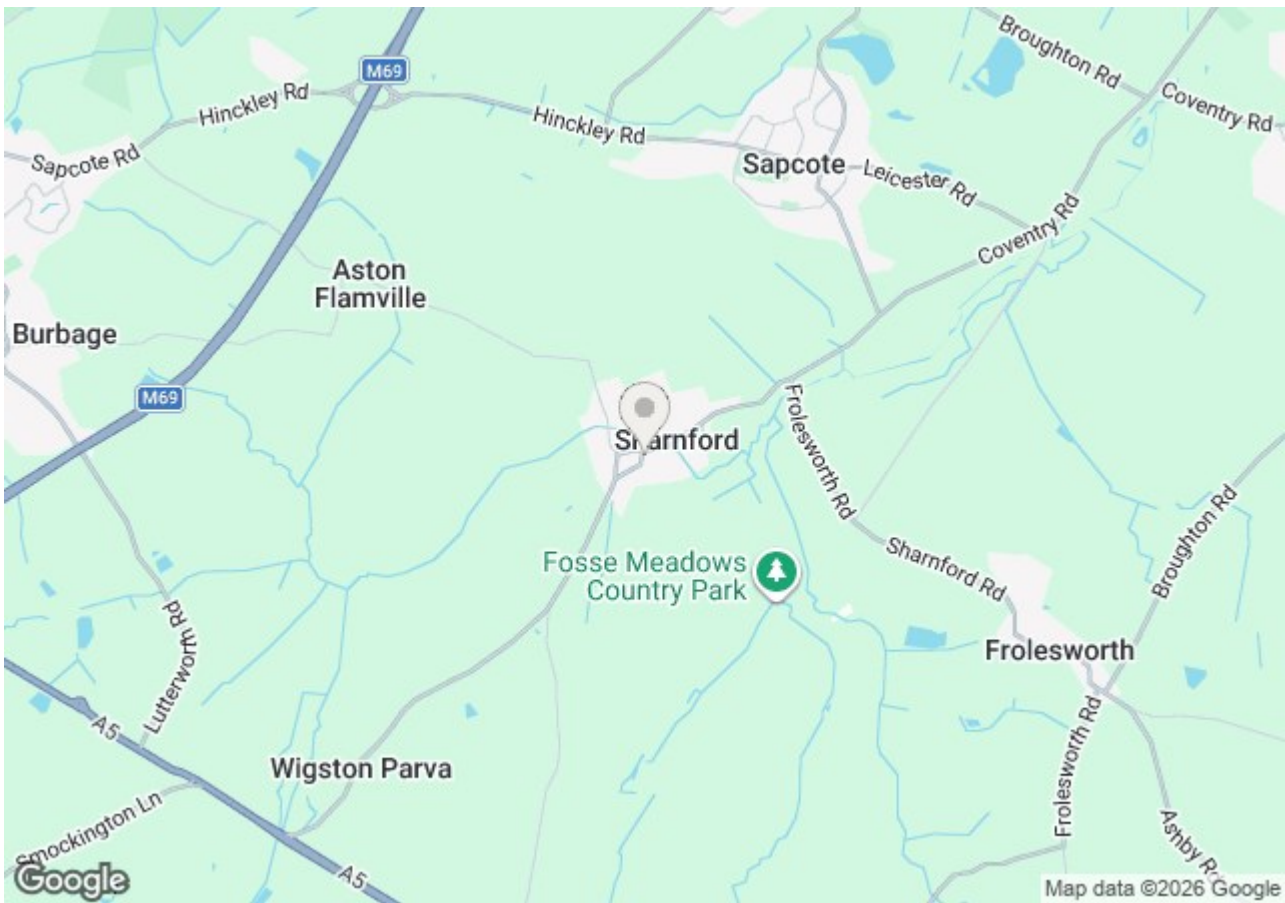


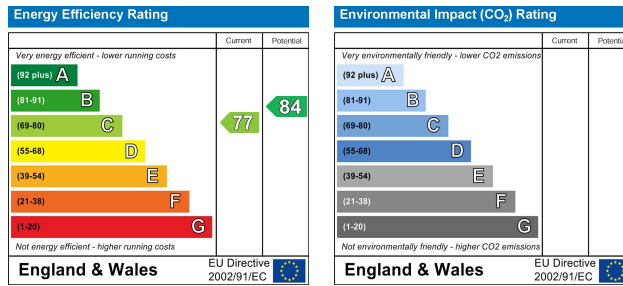
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(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		
(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⁾
1584 ft²
Reduced headroom
7 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
