

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND VASTLY IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT VILLAGE LOCATION**



**11 BOWES CLOSE  
STONEY STANTON LE9 4AN**

**Offers In The Region Of £265,000**

- Impressive Hall & Guest Cloakroom
- Contemporary Fitted Kitchen
- Two Further Good Sized Bedrooms
- Ample Off Road Parking
- Attractive Lounge/Dining Room
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Landscaped Gardens



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This beautifully presented and vastly improved Jelson built semi detached family residence must be viewed internally to fully appreciate its wealth of attractive, quality fixtures and fittings.

The accommodation boasts entrance hall with guest cloakroom, attractive lounge/dining room and a well fitted contemporary kitchen. To the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. Outside the property has ample off road parking and landscaped gardens.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND & TENURE

Blaby - Band B (Freehold).

## ENTRANCE HALL

having double glazed composite door, wood effect flooring, central heating radiator and feature staircase leading to first floor landing with storage beneath.





## GUEST CLOAKROOM

having white suite including low level w.c., corner wash hand basin, central heating radiator, wood effect flooring and extractor fan.



## DINING KITCHEN

15'1" x 8'3" (4.61m x 2.53m )

KITCHEN AREA having range of contemporary white fitted units including base units, drawers and wall cupboards, contrasting roll top work surfaces and ceramic tiled splashbacks, inset black sink with drainer and mixer tap, built in electric oven, four ring electric hob and cooker hood over, space and plumbing for washing machine, space for fridge, gas fired boiler for central heating and domestic hot water, ceramic tiled floor, upvc double glazed window to front. DINING AREA having central heating radiator, wood effect flooring and ample space dining set.



## DINING KITCHEN



## LOUNGE

15'3" x 10'6" (4.66m x 3.22m )

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





## FIRST FLOOR LANDING

having feature balustrading, central heating radiator, storage cupboard and access to the part boarded roof space.



## MASTER BEDROOM

12'7" x 8'6" (3.86m x 2.60m )

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





**MASTER BEDROOM**



**ENSUITE SHOWER ROOM**

having single tray shower cubicle with mains shower over, low level w.c., wash hand basin, white heated towel rail, extractor fan and ceramic tiled splashbacks.



## BEDROOM TWO

8'8" x 8'1" (2.66m x 2.47m )

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



## BEDROOM THREE

10'4" x 6'7" (3.17m x 2.02m )

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





## BATHROOM

Having suite including panelled bath, low level w.c., wash hand basin, ceramic tiled splashbacks, heated towel rail, extractor fan and upvc double glazed window to front with obscure glass.

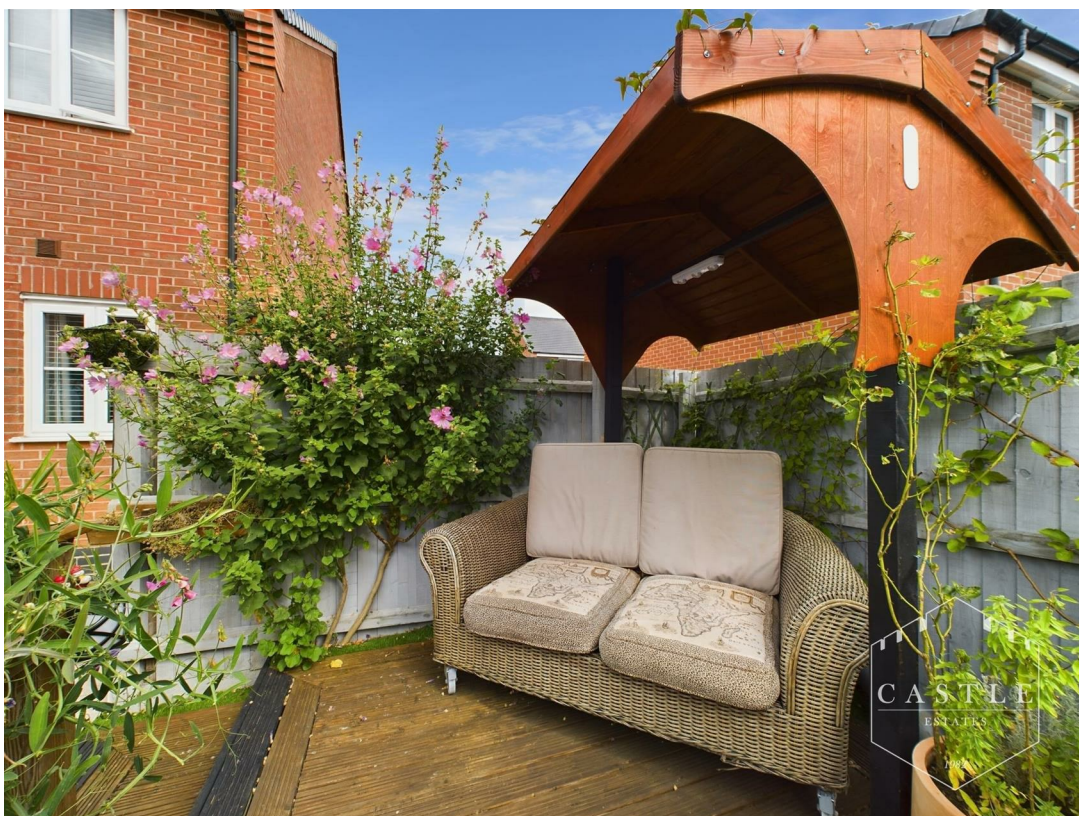


**OUTSIDE**

There is direct vehicular access over a tarmac driveway with standing for several cars. A foregarden with chip stones and path to front door. A fully enclosed landscaped rear garden with feature porcelain slabs, decking area, raised borders, well fenced boundaries. Timber summer house/shed.



**OUTSIDE**






OUTSIDE




OUTSIDE



### Energy Efficiency Rating

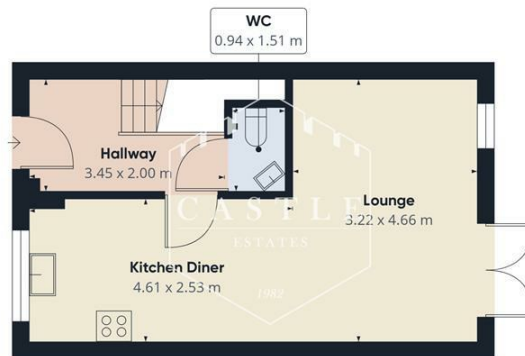
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
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(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
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			EU Directive 2002/91/EC



Floor 0



Floor 1

## **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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