

CASTLE ESTATES

1982

A WELL PRESENTED THREE STOREY THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE LAWNED GARDEN BACKING ONTO OPEN COUNTRYSIDE SITUATED IN A POPULAR RESIDENTIAL LOCATION



**28 OAKLANDS DRIVE
EARL SHILTON LE9 7HT**

Offers In The Region Of £280,000

- Impressive Entrance Hall
- First Floor Attractive Lounge
- Second Floor Master Bedroom With Ensuite
- Second Floor Family Bathroom
- Private Lawned Garden Backing Onto Countryside
- Ground Floor Bedroom Three With Ensuite
- First Floor Contemporary Fitted Kitchen
- Further Second Floor Bedroom
- Off Road Parking & Integral Garage
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented semi detached family residence must be viewed to fully appreciate its spacious accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts impressive hall, ground floor bedroom three with ensuite shower room. To the first floor there is the spacious lounge and contemporary fitted dining kitchen. A second floor master bedroom with ensuite, further bedroom and a family bathroom. Outside the property has ample off road parking, garage and easy to maintain rear garden.

It is situated on the outskirts of Earl Shilton, close to open countryside. Commuting via Clickers Way A47 Perimeter Road, A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. Earl Shilton town centre is approximately one mile away with its shops, schools and amenities.

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

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

17'6" x 6'2" (5.35m x 1.89m)

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



GROUND FLOOR BEDROOM THREE

11'9" x 10'7" (3.59m x 3.23m)

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



ENSUITE SHOWER ROOM

7'7" x 3'10" (2.32m x 1.19m)

having fully tiled double shower cubicle, pedestal wash hand basin, low level w.c. and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

9'0" x 3'4" (2.76m x 1.04m)

having feature balustrading and staircase to second floor landing.

LOUNGE

15'8" x 11'1" (4.79m x 3.40m)

having tv aerial point, central heating radiator and two upvc double glazed windows to front.



DINING KITCHEN

17'5" max x 15'6" max (5.33m max x 4.74m max)

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards with feature down lighting, matching work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinser bowl, built in oven, gas hob with stainless steel cooker hood over, space for fridge freezer, space for washing machine, central heating radiator, wood effect flooring and upvc double glazed window to rear.



DINING KITCHEN



DINING KITCHEN



SECOND FLOOR LANDING

8'11" x 2'9" (2.72m x 0.85m)

MASTER BEDROOM

15'7" x 11'3" (4.75m x 3.43m)

having tv aerial point, built in wardrobes and two upvc double glazed windows.



MASTER BEDROOM



ENSUITE SHOWER ROOM

6'1" x 5'9" (1.87m x 1.76m)

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin and upvc double glazed window with obscure glass.



BEDROOM TWO

13'5" x 9'0" (4.10m x 2.76m)

having central heating radiator and upvc double glazed window.



FAMILY BATHROOM

6'8" x 6'2" (2.04m x 1.88m)

having white suite including panelled bath, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail and velux roof light.



OUTSIDE

There is direct vehicular access over a driveway with standing for a car leading to an INTEGRAL GARAGE (5.92m x 2.71m) with up and over door, power and light. Pedestrian access to a fully enclosed and private rear garden with patio area, lawn and well fenced boundaries. Not overlooked from the rear backing onto open countryside.

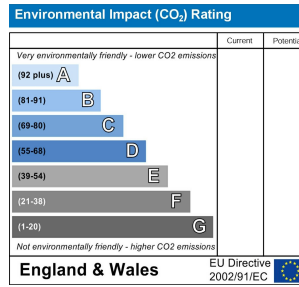
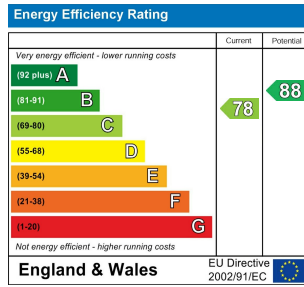


Energy Efficiency Rating

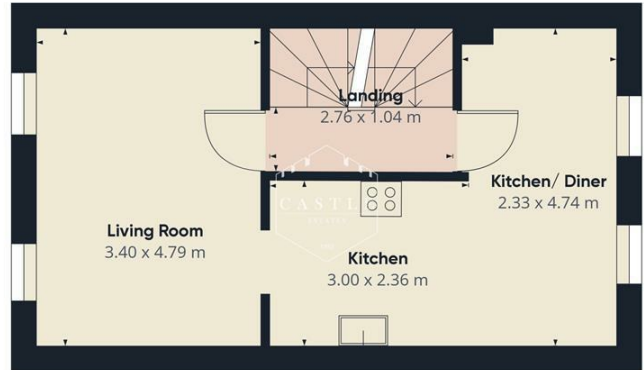
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	88
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

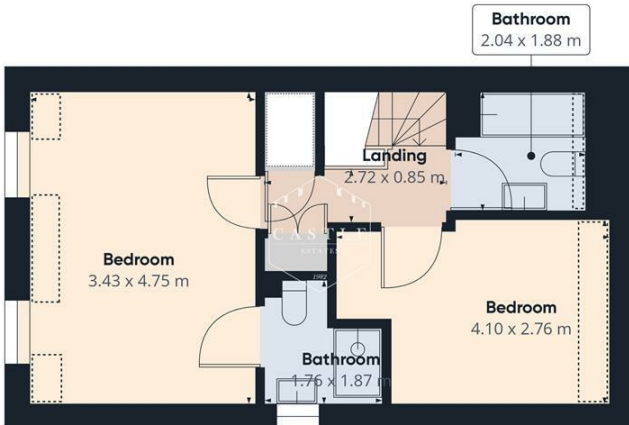
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2

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
