

CASTLE ESTATES

1982

A MUCH IMPROVED AND SPACIOUS FOUR BEDROOMED SEMI DETACHED BUNGALOW WITH GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**1 KESTREL CLOSE
BROUGHTON ASTLEY LE9 6RX**
Offers In The Region Of £360,000

- Entrance Hall
- Master Bedroom With Ensuite
- Recently Refitted Family Bathroom
- Upvc Double Glazed Conservatory
- Private Rear Garden
- Modern Living Kitchen
- Three Further Double Bedrooms
- Attractive Lounge
- Ample Off Road Parking & Garage
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This much improved and spacious semi detached bungalow must be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts entrance porch leading to hall, spacious lounge, superb extended living kitchen opening onto a good sized conservatory, master bedroom with ensuite shower room, three further good sized bedrooms and a newly fitted family bathroom. Outside the property stands on a good sized plot with ample off road parking, brick built garage and a private rear garden.

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

COUNCIL TAX BAND & TENURE

Harborough Council - Band B (Freehold)

ENTRANCE PORCH

having door to front and upvc double glazed window to side. Upvc double glazed door with leaded light leading to Hall.

HALL

14'5" x 3'3" (4.4m x 1m)

having sky light, two built storage cupboards and two loft hatches, one having access with drop down ladders to a part boarded loft which houses the newly fitted combi boiler.



MASTER BEDROOM

13'1" x 8'10" (4m x 2.7m)

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



MASTER BEDROOM - ENSUITE

having shower cubicle with chrome shower over, low level w.c., pedestal wash hand basin with chrome taps, chrome ladder style heated towel rail and ceramic tiled walls.



EXTENDED LIVING KITCHEN

16'8" x 16'8" (5.1m x 5.1m)

having attractive range of Shaker style units including base units, drawers and wall cupboards, solid oak work surfaces and contrasting ceramic tiled splashbacks, large island with solid oak work surface, additional breakfast bar seating, cupboards beneath and induction hob, built in double oven, integrated fridge and freezer, integrated washer dryer, integrated dishwasher, wine cooler, ceramic butler sink with feature black mixer tap, oak effect laminated flooring, grey designer vertical central heating radiator, feature lighting and under lighting. Upvc double glazed window and French doors opening onto Conservatory.



EXTENDED LIVING KITCHEN



EXTENDED LIVING KITCHEN



CONSERVATORY

16'8" x 6'6" (5.1m x 2m)

having central heating radiator, oak effect grey laminated flooring, feature lighting, upvc double glazed windows with fitted blinds and French doors opening onto rear garden.



BEDROOM TWO

12'1" x 9'10" (3.7m x 3m)

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



BEDROOM THREE

8'10" x 5'10" (2.7m x 1.8m)

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



LOUNGE

17'0" x 9'10" (5.2m x 3m)

having feature stone fireplace with log burner fire, central heating radiator, tv aerial point and upvc double glazed window to front.



LOUNGE



BEDROOM/SNUG

12'1" x 8'10" (3.7m x 2.7m)

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



FAMILY BATHROOM

9'6" x 5'2" (2.9m x 1.6m)

having newly fitted suite including bath with chrome mixer tap, double shower cubicle with chrome rain shower over, vanity unit with grey gloss cabinets and inset sink, low level w.c., contemporary ceramic tiled walls and floor, LED lighting, matt grey ladder style heated towel rail, fitted mirror with feature lighting and extractor fan.



OUTSIDE

There is ample off road parking to the front over a stone driveway. Further block paved driveway leading to BRICK BUILT GARAGE (5m x 2.5m) with electric door, power, light, side personal door to garden. Gate opens through to the private rear garden with lawn, decked area, well fenced boundaries. Not overlooked from the rear.



OUTSIDE




OUTSIDE




OUTSIDE - DRIVE AND GARAGE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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		
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Floor 0 Building 1



Floor 0 Building 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
