

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A LARGE PRIVATE PLOT SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION



**25 SOUTH AVENUE
ULLESTHORPE LE17 5DG**

Offers In The Region Of £350,000

- Sizeable Entrance Hall
- Spacious Lounge
- Well Fitted Kitchen
- Three Double Bedrooms
- Ample Off Road Parking & Double Garage
- Office/Family Room
- Separate Dining Room
- Rear Lobby With Laundry Room & Separate W.C.
- Family Bathroom
- Private Sizeable Gardens



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This spacious detached family residence stands on a sizeable plot with ample off road parking, double garage and mature private gardens. Viewing is essential.

The accommodation boasts entrance hall, useful ground floor office/family room, spacious lounge, separate dining room, well fitted kitchen and a rear lobby with laundry/utility room and separate w.c. off. To the first floor there are three double bedrooms and a family bathroom.

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

COUNCIL TAX BAND & TENURE

Harborough - Band D (Freehold).

ENTRANCE HALL

having upvc double glazed front door and window with obscure glass, central heating radiator and grey wood effect flooring. Spindle balustraded staircase leading to First Floor Landing.



OFFICE/FAMILY ROOM

11'10" x 10'1" (3.63m x 3.09m)

having central heating radiator, broadband point, tv aerial point, alarm control panel and upvc double glazed window to front.



LOUNGE

16'0" x 12'7" (4.88m x 3.84m)

having feature fireplace with open fire facility, marble back and hearth, central heating radiator, wall light points, covered ceiling and upvc double glazed window to front.`



DINING ROOM

9'3" x 9'2" (2.82m x 2.81m)

having central heating radiator, coved ceiling, serving hatch to kitchen and upvc double glazed window to rear.



KITCHEN

9'7" x 8'11" (2.93m x 2.74m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with chrome mixer tap and drainer, space and plumbing for dishwasher, space for electric freestanding oven and hob, space for fridge freezer, large pantry with shelving and upvc double glazed window to rear.



KITCHEN



REAR LOBBY

10'7" x 7'9" (3.23m x 2.37m)

having upvc double glazed door to rear with obscure glass and door to Garage.



LAUNDRY/UTILITY ROOM

7'4" x 5'8" (2.26m x 1.74m)

having space and plumbing for washing machine and tumble dryer, oil tank for central heating and domestic hot water.

SEPARATE W.C.

5'7" x 3'1" (1.72m x 0.94m)

having low level w.c.

FIRST FLOOR LANDING

having spindle balustrading, access to the fully insulated and part boarded roof space, built in cupboard housing the hot water cylinder and upvc double glazed window to side.

BEDROOM ONE

19'0" max x 11'10" max (5.80m max x 3.62m max)

having built in storage cupboard, central heating radiator and two upvc double glazed windows to front.



BEDROOM ONE



BEDROOM TWO

13'0" x 10'11" (3.97m x 3.33m)

having two built in mirror fronted wardrobes and upvc double glazed window to front.



BEDROOM TWO



BEDROOM THREE

12'2" x 10'1" (3.72m x 3.09m)

having upvc double glazed window to rear.



BATHROOM

8'10" x 5'7" (2.70m x 1.71m)

having panelled bath with electric shower over, wash hand basin with chrome mixer tap, low level w.c., chrome heated towel rail, ceramic tiled splashbacks and upvc double glazed window to rear with obscure glass.



OUTSIDE

The property stands on a large plot and is accessed via wrought iron double gates leading to ample off road parking and GARAGE (5.91m x 5,20m max) having up and over door, power and light. A lawned foregarden with mature lawn, flower borders and trees. A fully enclosed and private rear garden with feature decked area, lawn, walled boundaries, mature flower borders, trees and shrubs.



OUTSIDE



OUTSIDE - GARAGE & DRIVEWAY

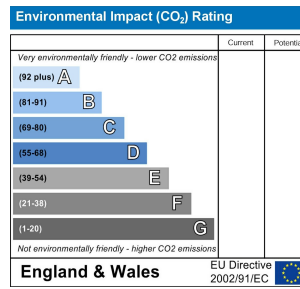
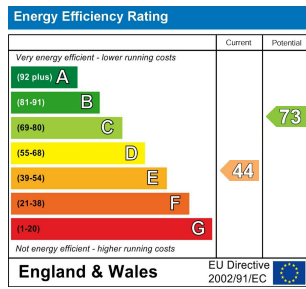


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(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

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
