

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH SEPARATE GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**11 MASEFIELD PLACE  
EARL SHILTON LE9 7JY**

**Offers In Excess Of £385,000**

- Spacious Entrance Hall & Guest Cloakroom
- Good Sized Dining Kitchen
- Separate Family Room/Snug
- Two Ensuites & Family Bathroom
- Well Tended Gardens
- Attractive Lounge
- Utility Room
- Four Double Bedrooms
- Ample Off Road Parking & Garage
- Popular Residential Location



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 and spacious detached family residence enjoys well proportioned accommodation throughout and internal viewing is essential.

The accommodation boasts canopy porch leading to hall with guest cloakroom off, family room/snug, attractive lounge, well fitted dining kitchen and utility room. To the first floor there are four double bedrooms - two having ensuite facilities and a family bathroom. Outside the property has ample off road parking, EV charging point, garage and private lawned gardens.

It is situated in a popular residential location with walking distance of the village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

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

## COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - B (TBC) Freehold.

## ENTRANCE HALL

having composite double glazed front door, upvc double glazed side window, central heating radiator and oak wood effect flooring. Feature 'dog leg' staircase to first floor landing with useful storage cupboard beneath.



## ENTRANCE HALL



## GUEST CLOAKROOM

having low level w.c., wash hand basin with chrome taps, central heating radiator, ceramic tiled flooring and upvc double glazed window with obscure glass.



**FAMILY ROOM/SNUG**

9'10" x 9'6" (3m x 2.9m )

having oak wood effect flooring, central heating radiator, tv aerial point and upvc double glazed window to front.



## LOUNGE

21'11" x 11'9" (6.7m x 3.6m )

having central heating radiator, tv aerial point, upvc double glazed bay window to front with fitted blinds and upvc double glazed French doors opening onto the private rear garden.



## LOUNGE



## OPEN PLAN DINING KITCHEN

15'5" x 13'1" (4.7m x 4m )

having an excellent range of fitted oak effect units including base units, drawers and wall cupboards, contrasting marble effect work surfaces and splashbacks, double drainer sink with chrome mixer tap, built in double electric oven and grill, four ring gas hob with extractor hood over, integrated dishwasher, space for fridge freezer, ceramic tiled flooring, central heating radiator and upvc double glazed window to rear with fitted blinds.



## UTILITY ROOM

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

having good range of fitted oak effect units including base units and wall cupboards, contrasting work surfaces and inset stainless steel sink with chrome mixer tap, space and plumbing for washing machine, central heating radiator, ceramic tiled flooring, upvc double glazed window and upvc double glazed door opening onto rear garden.



## FIRST FLOOR LANDING

having spindle balustrading and access to the roof space.

**MASTER BEDROOM**

10'5" x 10'5" (3.2m x 3.2m )

having range of fitted wardrobes, central heating radiator and upvc double glazed window to rear with fitted blinds.



**MASTER BEDROOM**





## ENSUITE SHOWER ROOM

having shower cubicle with shower over, low level w.c., vanity unit with wash hand basin, chrome mixer tap and mirror over, central heating radiator and ceramic tiled splashbacks.



## BEDROOM TWO

10'5" x 8'6" (3.2m x 2.6m)

having range of fitted wardrobes, central heating radiator and upvc double glazed window to rear with fitted blinds.



### ENSUITE SHOWER ROOM

having shower cubicle with shower over, low level w.c.. pedestal wash hand basin with chrome mixer tap, central heating radiator and ceramic tiled splashbacks.



### BEDROOM THREE

9'2" x 8'6" (2.8m x 2.6m)

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



## BEDROOM FOUR

12'1" x 9'6" (3.7m x 2.9m )

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



## FAMILY BATHROOM

having panelled bath with chrome mixer tap, pedestal wash hand basin, low level w.c., central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



## FAMILY BATHROOM



## OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for two cars leading to GARAGE (4.9m x 2.5m) having power and light. EV charging point. Private gate to a fully enclosed rear garden with patio area, lawn and well fenced boundaries. Private not overlooked.



**OUTSIDE**



**OUTSIDE**



**OUTSIDE - FRONT ELEVATION**

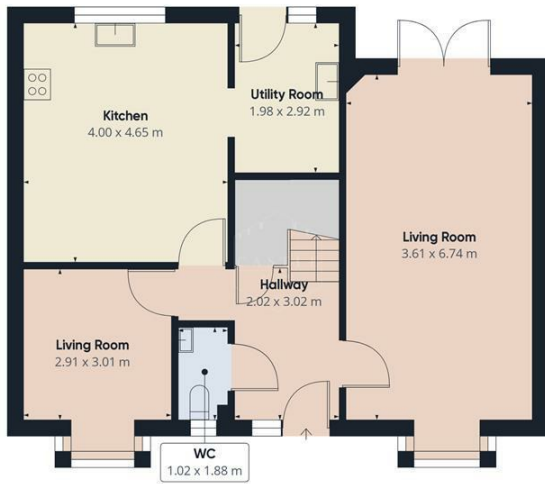
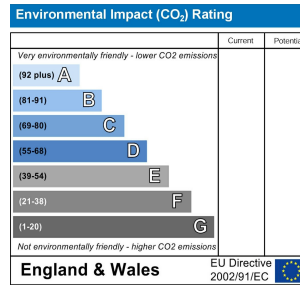
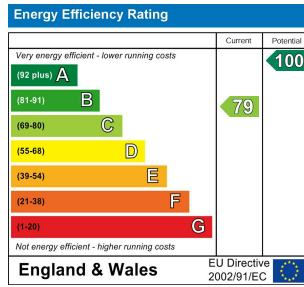


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		<b>100</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 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

---