

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED FOUR DOUBLE BEDROOMED DETACHED FAMILY RESIDENCE WITH OPEN COUNTRYSIDE VIEWS TO REAR SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION

**** NO CHAIN ****



**23 MIDDLETON CLOSE
STONEY STANTON LE9 4TS**
Offers In Excess Of £400,000

- Entrance Hall With Guest Cloakroom Off
- Large Lounge/Dining Room
- Well Fitted Kitchen
- Utility Room
- Upvc Double Glazed Conservatory
- Master Bedroom With Newly Fitted Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Ample Off Road Parking & Garage
- Private Rear Garden With Open Countryside Views



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

**** NO CHAIN **** This well presented and improved detached family residence enjoys open countryside views to the rear. Viewing is essential.

The accommodation boasts an entrance hall with guest cloakroom off, attractive lounge/dining room, upvc double glazed conservatory, well fitted kitchen and a matching utility room. To the first floor there is a master bedroom with ensuite shower room, three further double bedrooms and a newly fitted family bathroom. Outside the property has ample off road parking, integral garage and private easy to maintain gardens.

It is situated in a popular and convenient location, ideal for local shops, schools and amenities. Those wishing to commute will find easy access to the M69 junctions 1 and 2 making travelling to further afield excellent.

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

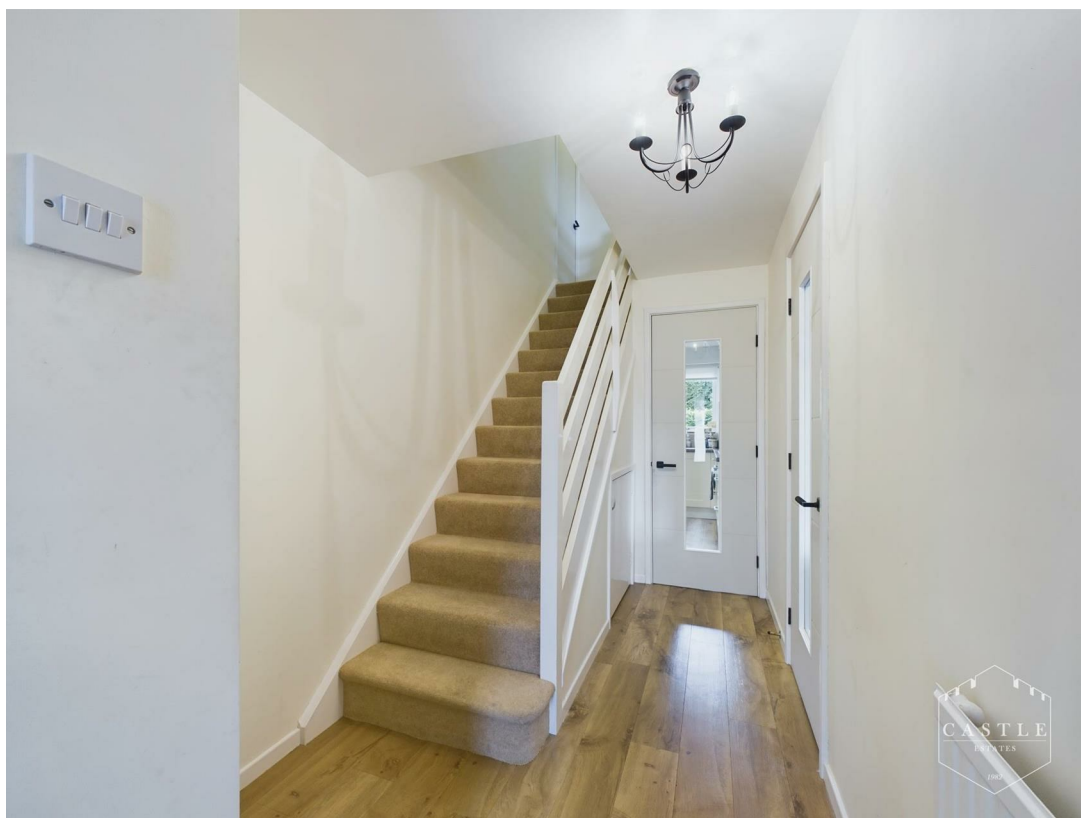
COUNCIL TAX BAND & TENURE

Blaby Council - Band E (Freehold).

ENTRANCE HALL

14'0" x 3'1" (4.28m x 0.95m)

having composite double glazed front door, wood effect flooring and central heating radiator. Feature staircase to First Floor Landing.



GUEST CLOAKROOM

having integrated low level w.c., central heating radiator, vanity unit with wash hand basin, ceramic tiled walls and upvc double glazed window with obscure glass.



LOUNGE/DINING ROOM

24'7" x 11'7" (7.51m x 3.54m)

having upvc double glazed window to front, tv aerial point, central heating radiator and sliding patio doors opening onto Conservatory.



LOUNGE/DINING ROOM



CONSERVATORY

11'2" x 10'2" (3.42m x 3.12m)

having upvc double glazed windows, wood effect flooring and French doors opening onto the rear garden.



KITCHEN

10'7" x 10'1" (3.24m x 3.09m)

having an attractive range of shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in electric oven, gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, wood effect flooring, central heating radiator and upvc double glazed window to rear.



KITCHEN



UTILITY ROOM

10'2" x 5'8" (3.12m x 1.74m)

having matching range of fitted units including base units and wall cupboards, contrasting work surfaces, ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in gas fired boiler for central heating and domestic hot water, wood effect flooring, upvc double glazed window and upvc double glazed rear door.



FIRST FLOOR LANDING

having balustrading and access to the roof space.

MASTER BEDROOM

11'3" x 10'10" (3.44m x 3.32m)

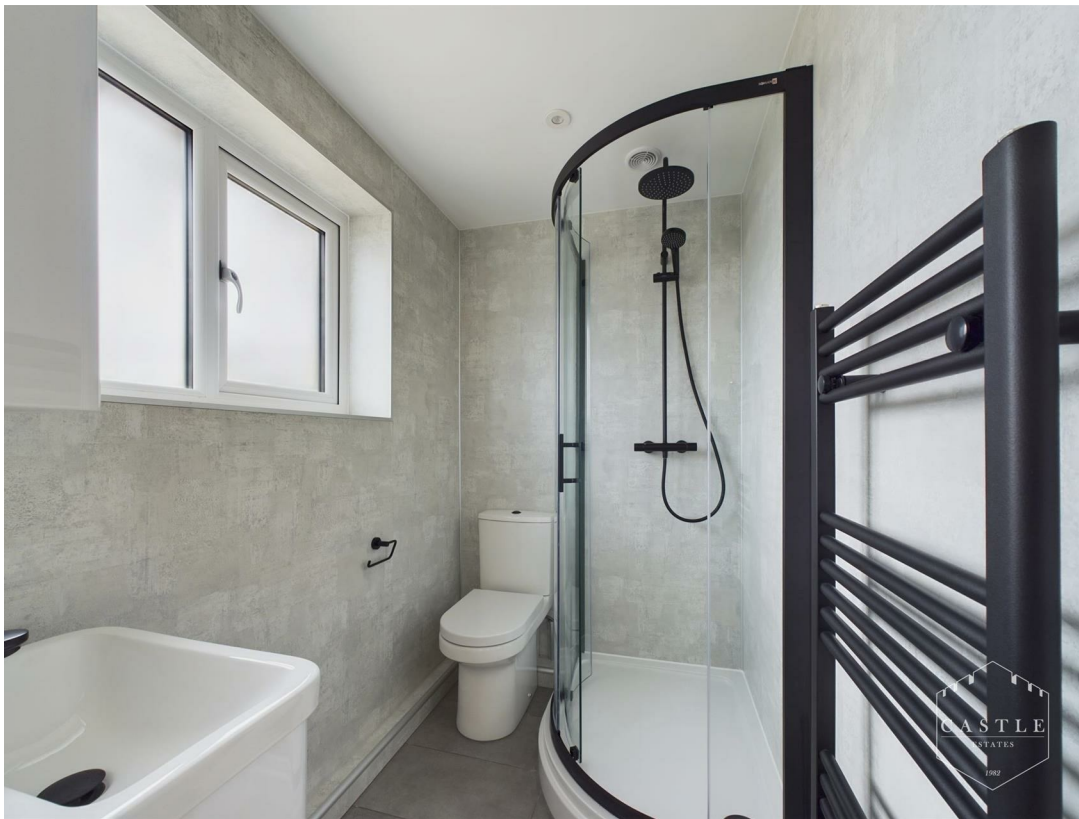
having range of built in mirror fronted wardrobes, central heating radiator and upvc double glazed window to front.



ENSUITE SHOWER ROOM

6'6" x 4'8" (2m x 1.43m)

having newly fitted suite including shower cubicle with rain shower over and handheld shower, low level w.c., vanity unit with wash hand basin, black heated towel rail and upvc double glazed window with obscure glass.



BEDROOM TWO

11'2" x 10'11" (3.41m x 3.33m)
having central heating radiator.



BEDROOM THREE

12'2" x 9'6" (3.72m x 2.90m)
having central heating radiator and wood effect flooring.



BEDROOM FOUR

12'3" x 9'5" (3.75m x 2.88m)

having central heating radiator and built in storage cupboard.



BATHROOM

7'3" x 5'6" (2.23m x 1.70m)

having newly fitted suite including integrated wash hand basin, low level w.c., and vanity cabinets, panelled bath with rain shower over, handheld shower and glass screen, black heated towel rail and extractor fan.



BATHROOM



OUTSIDE

There is direct vehicular access over a block paved driveway with standing for several cars leading to INTEGRAL GARAGE with up and over door, power and light. Side pedestrian access via gate leading to a fully enclosed rear garden with feature flower and shrub borders, gravelled areas and well fenced boundaries. Private backing onto open countryside.



OUTSIDE



OUTSIDE



Energy Efficiency Rating

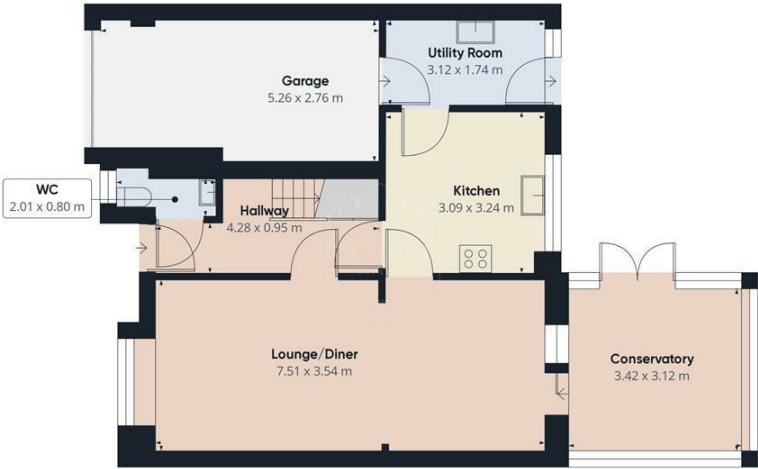
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

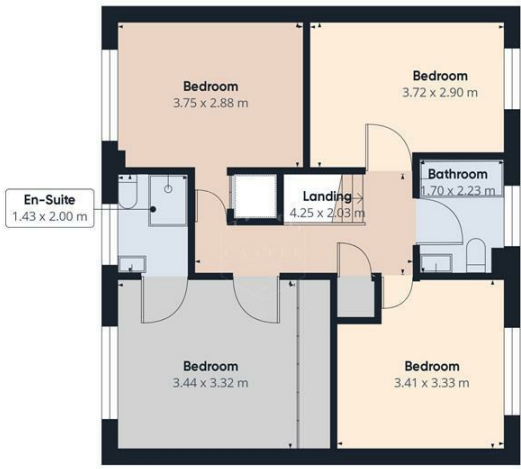
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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 (CO ₂) 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
