

# CASTLE ESTATES

1982

**A WELL PRESENTED AND VERY SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON AN IMPRESSIVE SIZED PLOT WITH LARGE DRIVEWAY, DOUBLE GARAGE AND LAWNED GARDENS SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**21 BREACH LANE  
EARL SHILTON LE9 7FB**

**Offers In The Region Of £675,000**

- Spacious Lounge
- Well Fitted Kitchen
- Conservatory
- Family Bathroom
- Mature Sizeable Lawned Gardens
- Separate Study/Snug
- Spacious Dining Room
- Four Double Bedrooms
- Large Driveway & Double Garage
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

Welcome to this charming detached house located on Breach Lane in the village of Earl Shilton, Leicester. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family, well fitted kitchen, rear hall and guest cloakroom. With four bedrooms, there is plenty of space for everyone to enjoy their own private sanctuary. The house features a well-maintained bathroom, ensuring convenience and comfort for all residents.

The standout features of this property is the ample parking space available, with room for numerous vehicles and half an acre plot of mature gardens. Viewing essential.

Situated in a peaceful neighbourhood, this property offers a perfect blend of tranquillity and modern living. The surrounding area is known for its friendly community and excellent amenities, making it an ideal place to call home. Don't miss the opportunity to make this beautiful house your own and enjoy the best of village living in Earl Shilton.

## COUNCIL TAX BAND & TENURE

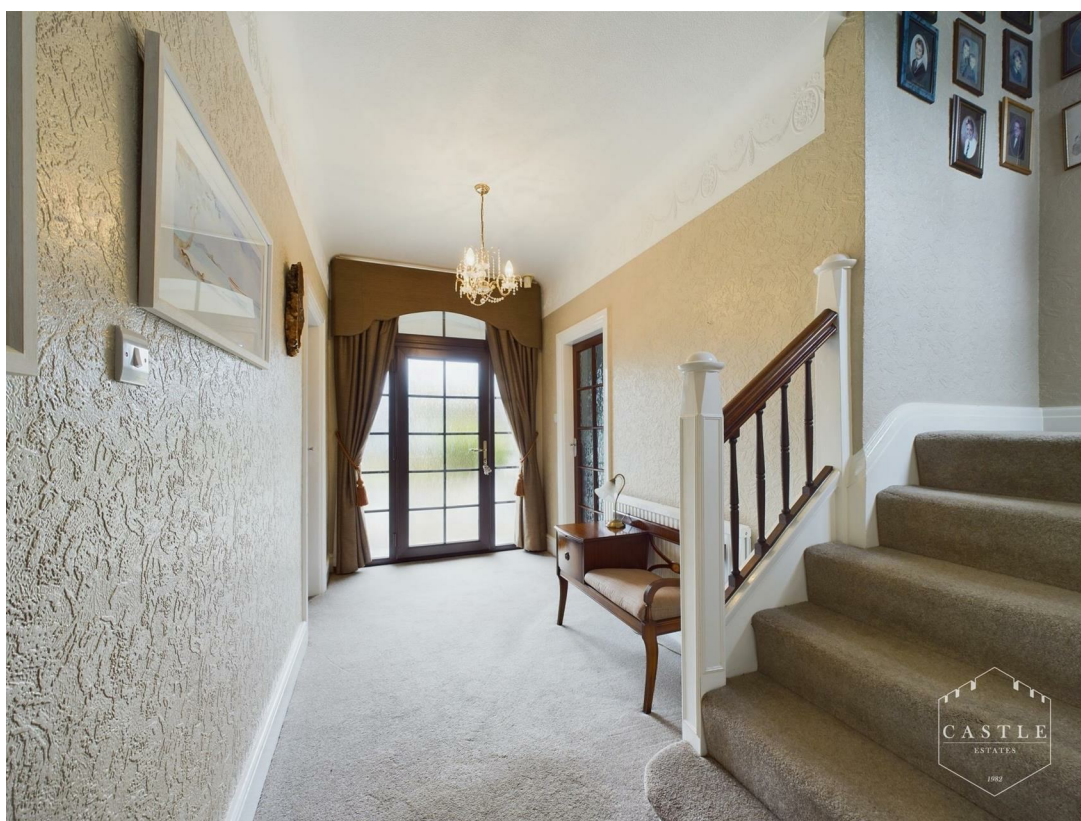
Hinckley and Bosworth Borough Council - Band G

Solar Panels which are owned by the Vendors of the property and battery.

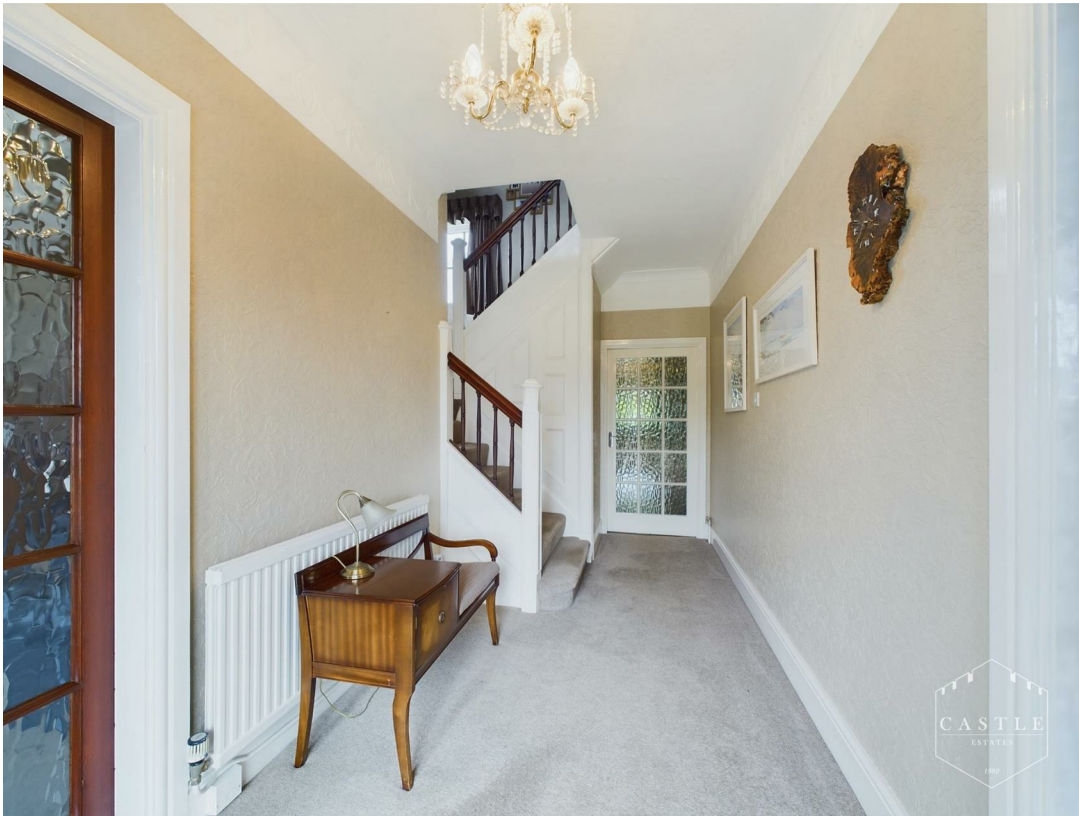
## ENTRANCE HALL

16'0" x 6'6" (4.9m x 2m )

having upvc double glazed front door and side windows with obscure glass, coved ceiling and central heating radiator. Feature 'dog leg' staircase to First Floor Landing.



## ENTRANCE HALL



## LOUNGE

24'11" x 22'11" (7.6m x 7m)

having feature brick inglenook fireplace with open fire facility, feature beams, central heating radiator, upvc double glazed bay window with French style shutters, three sets of double glazed sliding doors opening onto side patio area and rear garden.



LOUNGE



LOUNGE



**STUDY/SNUG**

14'1" x 14'1" (4.3m x 4.3m )

having feature beam ceiling, central heating radiator and upvc double glazed bay to front with fitted French style shutters.



**STUDY/SNUG**



## INNER HALL TO KITCHEN

10'5" x 6'6" (3.2m x 2m )

having ceramic tiled flooring, central heating radiator and built in under stairs storage cupboard.



## KITCHEN

19'4" x 16'0" (5.9m x 4.9m )

having an excellent range of solid oak Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with chrome mixer tap, rangemaster style cooker with five ring gas hob with extractor hood over, space and plumbing for dishwasher, space for fridge freezer, large island unit with contrasting work surface with cupboards beneath and wine rack, ceramic tiled flooring, central heating radiator, two upvc double glazed windows to rear and double glazed sliding doors opening onto rear garden.



**KITCHEN**



**DINING ROOM**

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

having central heating radiator and feature beam ceiling.





## CONSERVATORY

having central heating radiator, polycarbonate roof, upvc double glazed windows and French doors opening onto rear garden.



## SIDE ENTRANCE HALL

14'5" x 9'6" (4.4m x 2.9m )

having central heating radiator and laminated wood effect flooring.



### **GUEST CLOAKROOM**

having low level w.c., pedestal wash hand basin with chrome mixer tap, laminated wood effect flooring.



### **BOILER ROOM**

having gas fired combination boiler for central heating and domestic hot water.

### **DOUBLE GARAGE**

20'8" x 17'4" (6.3m x 5.3m )

having electric door, power, light, space for fridge freezer and side personal door to rear garden.

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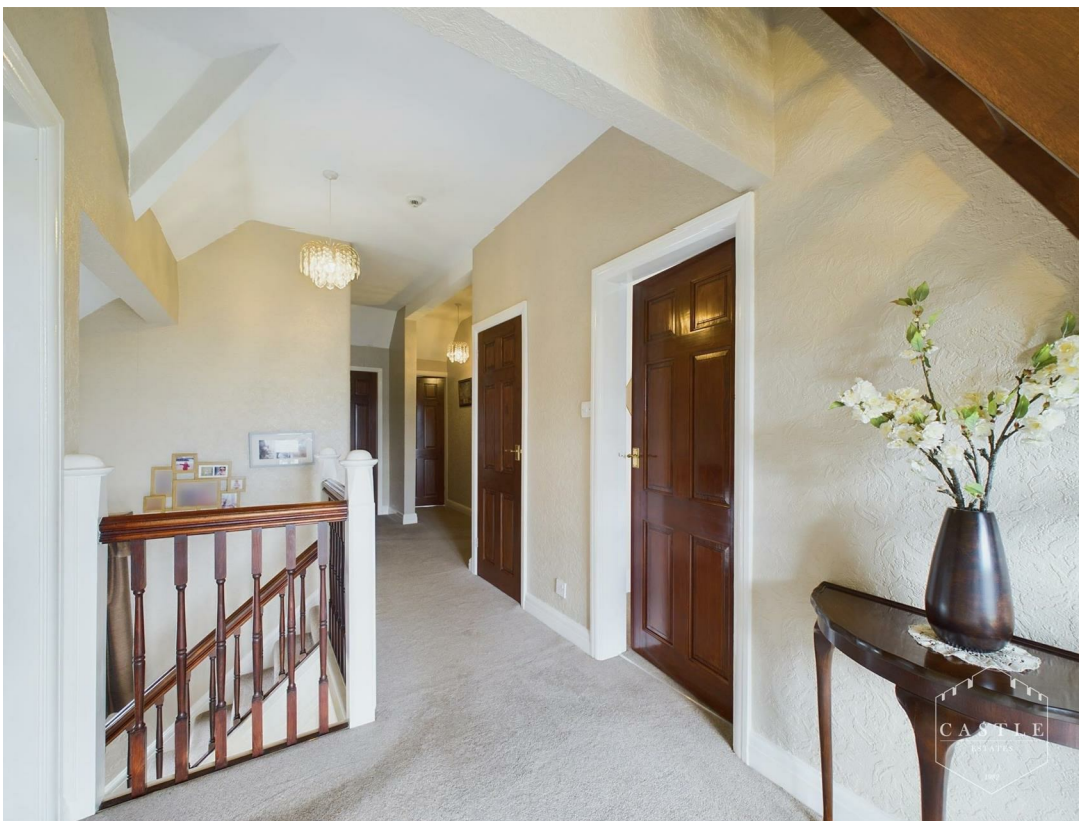
**FIRST FLOOR LANDING**

having spindle balustrading.



**FIRST FLOOR LANDING**

having spindle balustrading. Staircase to fully boarded roof space ideal for loft conversion having light.



**MASTER BEDROOM**

14'1" x 11'5" (4.3m x 3.5m )

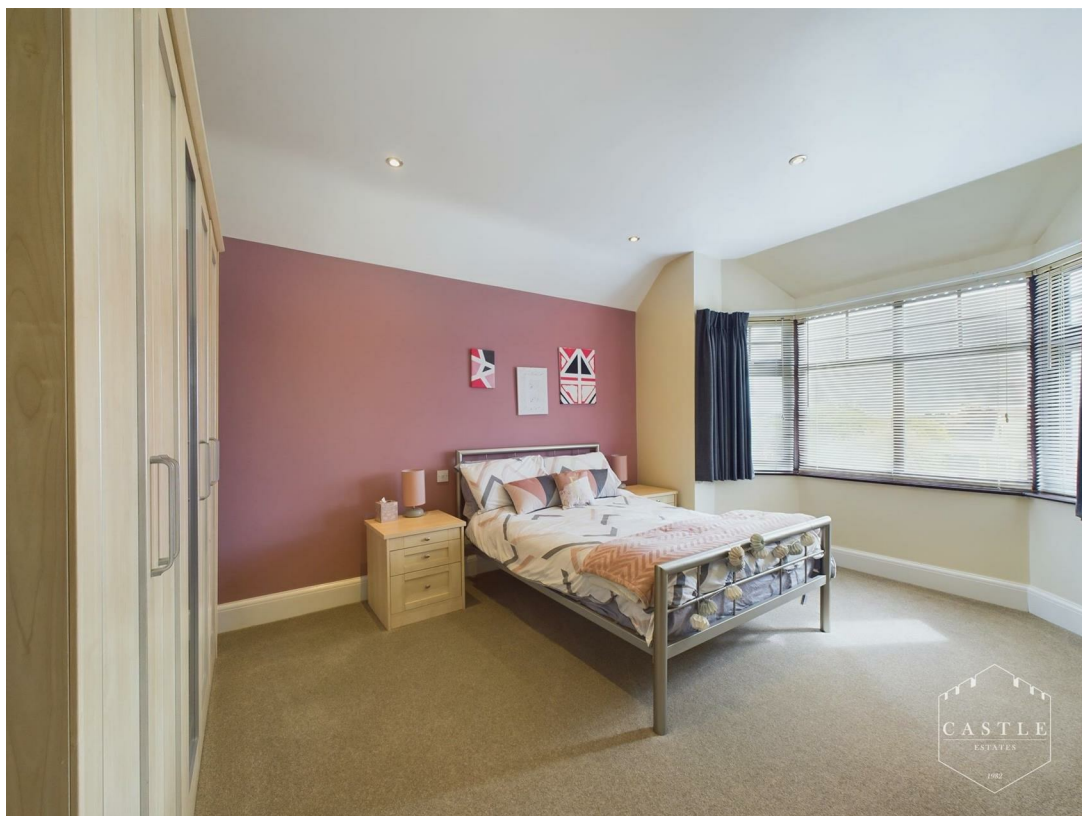
having fitted sliding wardrobes, LED lighting, coved ceiling, central heating radiator and upvc double glazed bay window to front.



## BEDROOM TWO

16'0" x 12'5" (4.9m x 3.8m )

having central heating radiator and upvc double glazed bay window to front,



## BEDROOM THREE

16'8" x 12'5" (5.1m x 3.8m )

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



## BEDROOM FOUR

18'4" x 9'10" (5.6m x 3m )

having fitted wardrobes and cupboards, eaves storage, central heating radiator and upvc double glazed window to side.



**BATHROOM**

having modern suite including jacuzzi bath with chrome mixer tap, vanity unit with 'his and hers' wash hand basins and cabinets, fully tiled shower cubicle with water jets and shower over, low level w.c., two ladder style heated towel rails, fully tiled walls and flooring.



**BATHROOM**



**BATHROOM**



**SEPARATE W.C.**

having integrated low level w.c., ladder style heated towel rail, vanity unit with wash hand basin and cabinets.





**OUTSIDE**

There is direct vehicular access over a gravelled driveway with ample off road parking for numerous cars leading to DOUBLE GARAGE. A lawned foregarden. Gated access via both sides of the property to a mature, sizeable lawned rear garden with patio area, mature flower borders, fruit trees, summer house, well fenced boundaries and garden shed. Not overlooked, the plot is approximately a third of an acre.



**OUTSIDE**



OUTSIDE



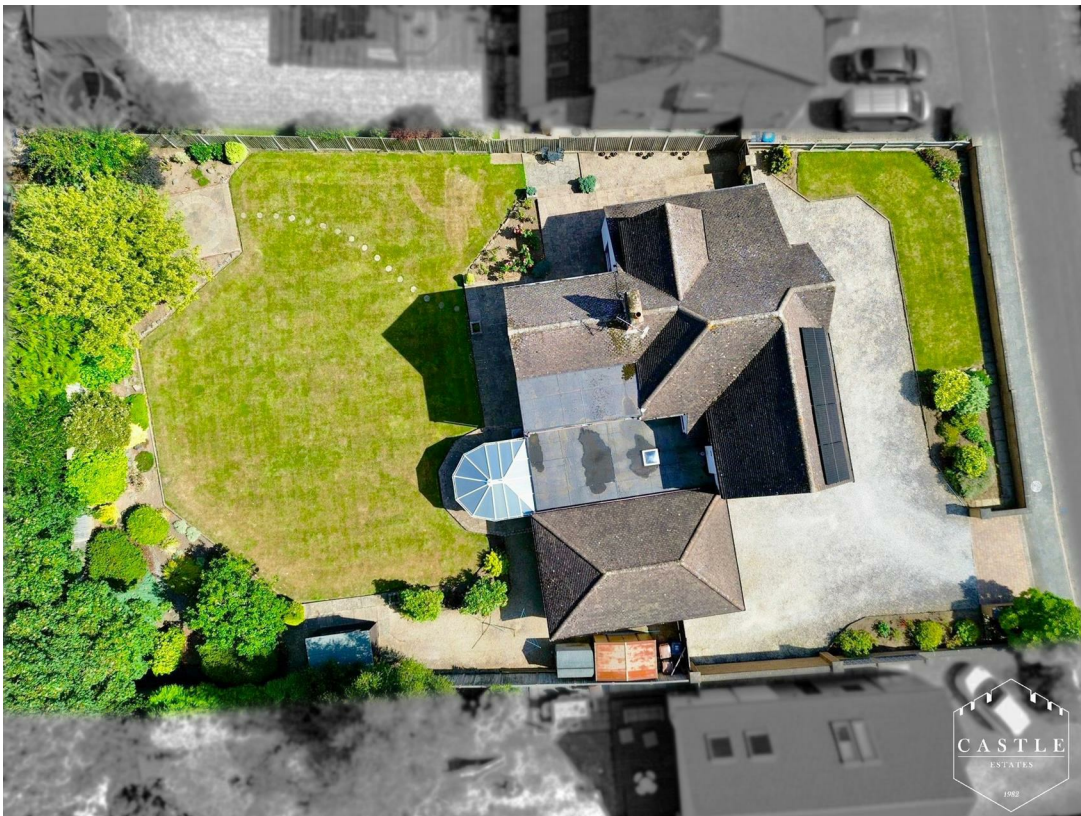
OUTSIDE




OUTSIDE




PLOT VIEW



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(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		
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Approximate total area<sup>(1)</sup>  
300.36 m<sup>2</sup>  
Reduced headroom  
1.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## **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

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