

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY BUNGALOW WITH A SIZEABLE PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**17 DOCTORS FIELDS  
EARL SHILTON LE9 7HN**

**Offers In Excess Of £425,000**

- Impressive T Shaped Hall
- Upvc Double Glazed Conservatory
- Master Bedroom & Ensuite
- Modern Family Bathroom
- Ample Off Road Parking
- Spacious Lounge/Dining Room
- Well Fitted Breakfast Kitchen
- Two Further Good Sized Bedrooms
- Double Width Garage
- Landscaped Private Rear Garden



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**\*\*VIEWING ESSENTIAL\*\*** A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY BUNGALOW WITH A SIZEABLE PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION - T SHAPED HALL. LARGE LOUNGE/DINING ROOM. CONSERVATORY. WELL FITTED KITCHEN. MASTER BEDROOM WITH ENSUITE. FAMILY BATHROOM. AMPLE OFF ROAD PARKING. GARAGE.

### VIEWING

By arrangement through the Agents.

### DIRECTIONAL NOTE

Travel out of Hinckley along A47 over the Northern Perimeter island and follow the signs for Earl Shilton. Up Carrs Hill, straight over the next two mini islands along Hinckley Road. At the third mini island, turn right onto Doctors Fields. This property can be seen on the left hand side, after approximately 150 yards.

### COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold)

### DESCRIPTION

This beautifully presented, extended and much improved detached family bungalow must be viewed to fully appreciate its wealth of attractive fixtures and fittings.

The accommodation boasts of an impressive T shaped hall leading to all principle rooms including spacious lounge/dining room with feature fireplace, upvc double glazed conservatory, well fitted breakfast kitchen, master bedroom with ensuite, two further good sized bedrooms and a modern family bathroom. A particular feature of this property is the outside space having ample off road parking, double garage and a superb beautifully landscaped private rear garden.

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

### T SHAPED ENTRANCE HALL

22'3" (one leg) x 13'5" (one leg) - average width (6.8m (one leg) x 4.1m (one leg) - average width 1m) having upvc double glazed front door and side windows, mat well, central heating radiator, alarm control panel and access to the roof space with drop down ladder. Cloakroom with hanging shelves and door through to garage.



## **GARAGE**

18'4" x 14'9" (5.6m x 4.5m )

having electric up and over door, power, light, side entrance door, space and plumbing for washing machine and tumble dryer, gas fired boiler for central heating and domestic hot water.

## **LOUNGE**

32'1" x 11'9" (9.8m x 3.6m )

having feature brick fireplace with tiled hearth, central heating radiator, tv aerial point, wall light points, feature archway, upvc double glazed patio doors opening onto side patio and upvc double glazed patio doors opening onto Conservatory.



## **LOUNGE**



## LOUNGE



## CONSERVATORY

11'5" x 11'5" (3.5m x 3.5m )

having ceramic tiled flooring, glazed roof with fitted blinds, upvc double glazed windows and French doors opening onto the rear garden.



## KITCHEN

12'1" x 11'9" (3.7m x 3.6m)

having an attractive range of oak units including base units, drawers and wall cupboards, matching marble effect work surfaces and upstand, ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap, built in dishwasher, fridge and freezer, electric double oven and grill, four ring gas hob with extractor hood over, larder unit, ceramic tiled flooring, central heating radiator and upvc double glazed rear entrance door to garden.



## KITCHEN



## MASTER BEDROOM

11'9" x 11'9" (3.6m x 3.6m )  
having central heating radiator.



## MASTER BEDROOM

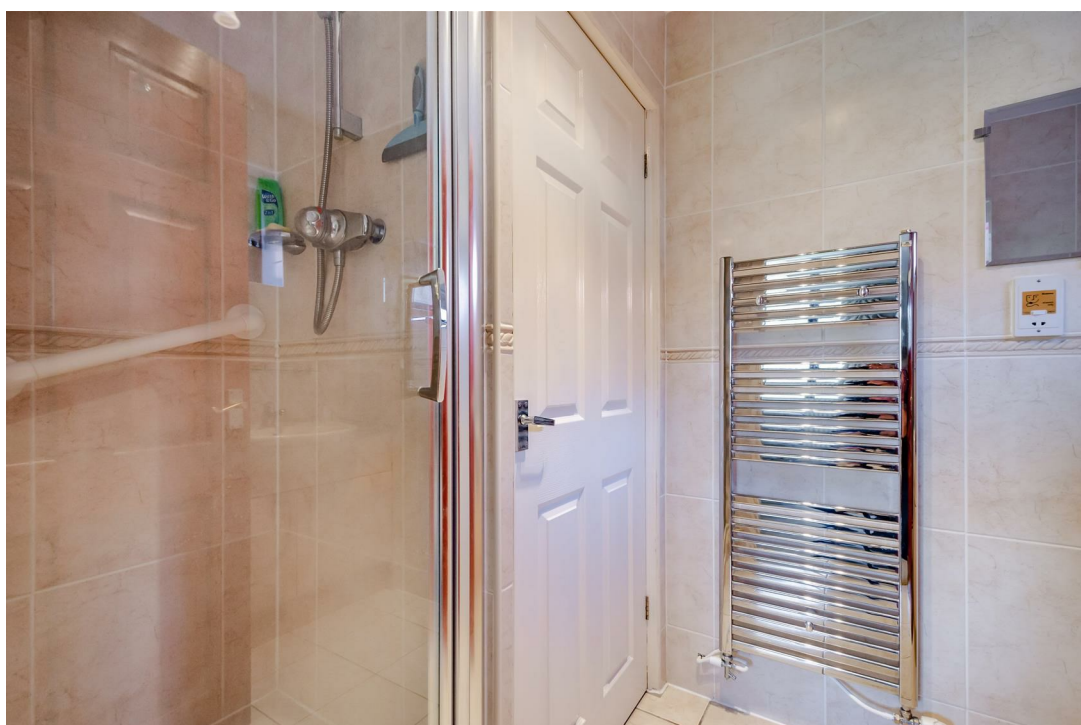


## ENSUITE SHOWER ROOM

having integrated low level w.c., and wash hand basin, fully tiled shower cubicle, chrome ladder style heated towel rail, linen store, shaver point, fully tiled walls and flooring.



## ENSUITE SHOWER ROOM



## BEDROOM TWO

9'10" x 8'7" (3m x 2.64m)  
having central heating radiator.



## BEDROOM THREE

9'10" x 7'6" (3m x 2.29m)  
having laminated wood effect flooring and central heating radiator.



## BATHROOM

8'2" x 5'2" (2.5m x 1.6m )

having cream coloured suite including P ended bath with shower over, vanity unit with wash hand basin, low level w.c., chrome ladder style heated towel rail, shaver point, fully tiled walls and flooring.



## OUTSIDE

There is direct vehicular access over a block paved driveway with standing for numerous cars, caravan or motorhome. Honey coloured chip stones and flower borders. Pedestrian access to left hand side via gate leading to a beautiful rear garden with block paved patio, sculptured lawns, mature shrub borders, specimen trees, outside lighting and cold water tap. Summer house with power, light and decking to the front. Potting Shed (4m x 2.8m) with work bench. Workshop with power and light. Not overlooked from the rear.



OUTSIDE



OUTSIDE

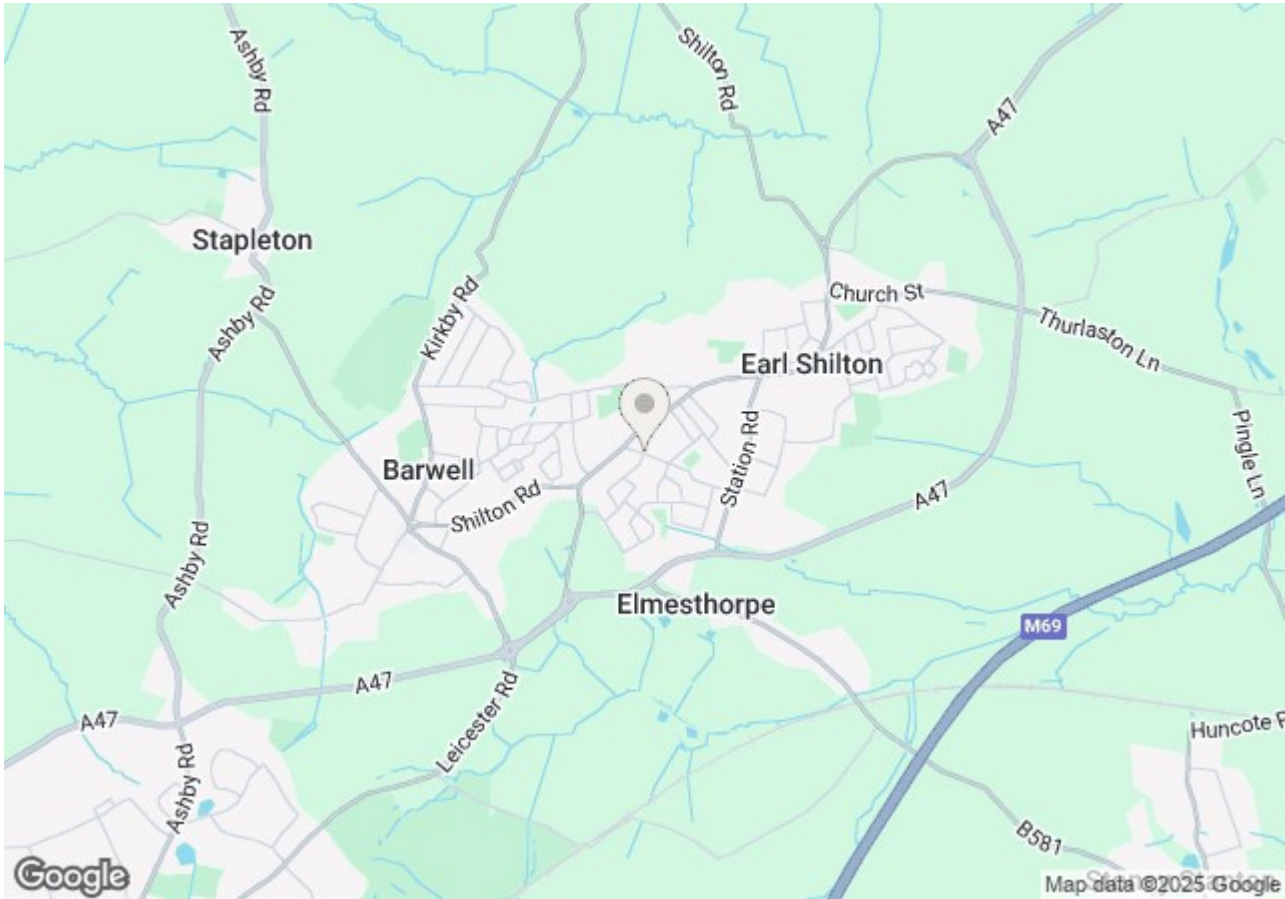
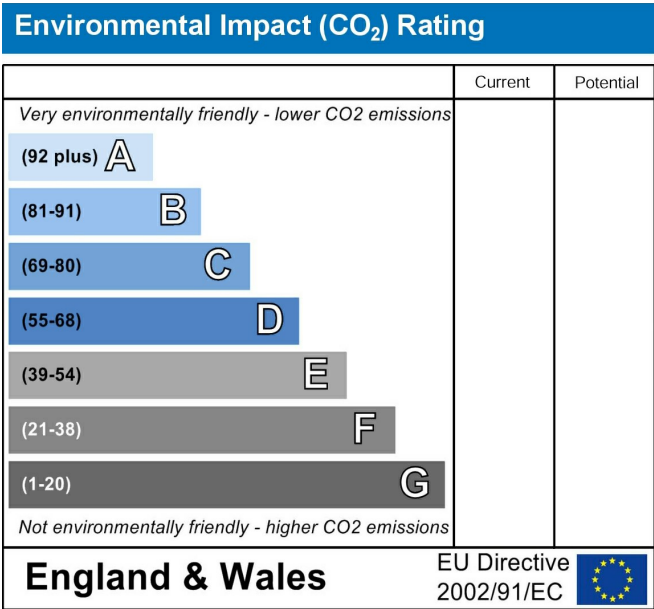
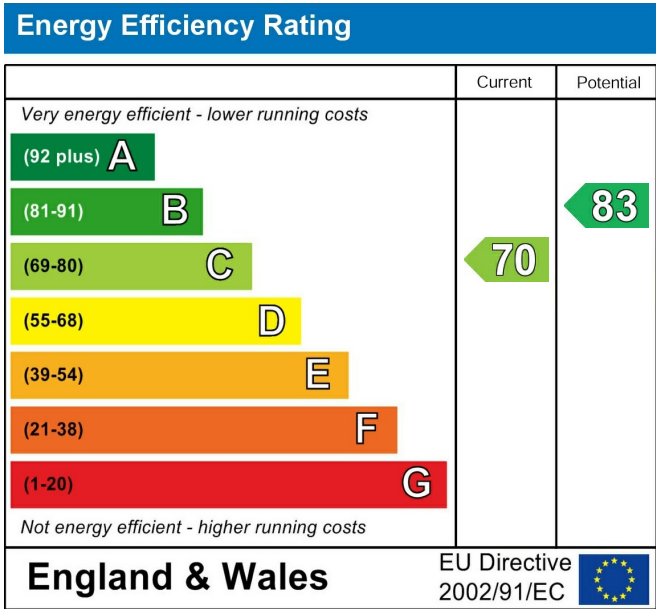


OUTSIDE



OUTSIDE





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	70	83	
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
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(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

### Ground Floor

Approx. 133.0 sq. metres (1431.7 sq. feet)



Total area: approx. 133.0 sq. metres (1431.7 sq. feet)

### 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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