

# CASTLE ESTATES

1982

**A WELL PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH DETACHED DOUBLE GARAGE AND STANDING ON A LARGE MATURE PLOT SITUATED IN A POPULAR CUL-DE-SAC LOCATION**



**25 BAMBROOK CLOSE  
DESFORD LE9 9FY**

**Offers In The Region Of £450,000**

- Entrance Hall With Guest Cloakroom
- Separate Dining Room/Garden Room
- Four Good Sized Bedrooms
- Ample Off Road Parking
- Large Private Landscaped Rear Garden
- Attractive Lounge
- Well Fitted Kitchen
- Modern Shower Room
- Double Garage
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This delightful detached house boasts a large private plot, ensuring a sense of seclusion and peace. The mature rear garden is a true highlight, featuring a picturesque stream that gracefully winds through the landscape, complete with a charming bridge. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in nature. To the front the property has ample off road parking and double garage.

The spacious accommodation enjoys entrance hall with guest cloakroom off, attractive lounge, good sized dining room/garden room and a well fitted kitchen. To the first floor there are four good sized bedrooms and a modern shower room. There is scope for a ensuite to be added to bedroom one if needed.

It is situated in a popular village location ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to all road networks.

### VIEWING

By arrangement through the Agents.

### DESCRIPTION

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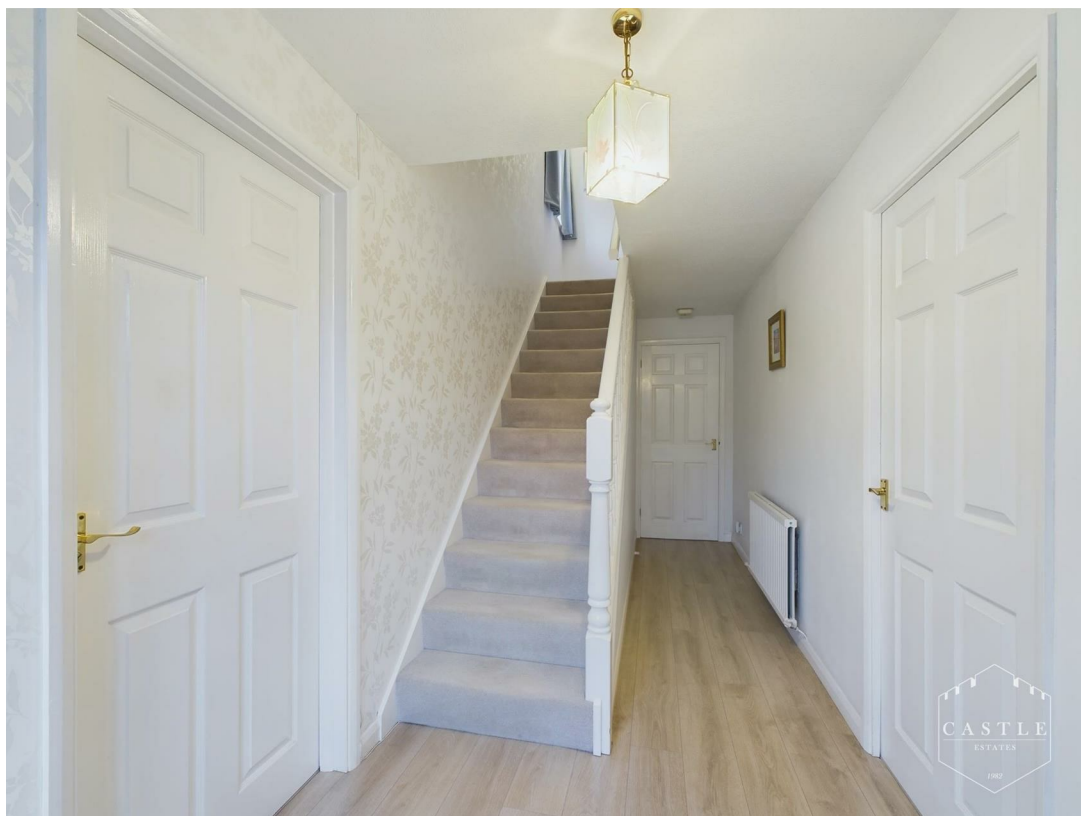
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### COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold).

### ENTRANCE HALL

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





## GUEST CLOAKROOM

having low level w.c., wash hand basin, central heating radiator, electric consumer unit and upvc double glazed window to side with obscure glass.

## LOUNGE

17'7" x 13'5" (5.36m x 4.10m )

having feature Minster style fireplace with inset Opti-myst electric fire, two central heating radiators, tv aerial point and two upvc double glazed windows to front.





### DINING ROOM/GARDEN ROOM

21'0" x 9'7" (6.41m x 2.94m )

having central heating radiator. Archway to Garden Room with upvc double glazed window to rear and sliding door opening onto Garden.



## KITCHEN

13'8" x 12'11" (4.18m x 3.95m )

having an excellent range of Shaker style units including base units, drawers and wall cupboards, roll top work surfaces and inset black sink with chrome mixer tap, built in double oven and grill, induction hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for tall standing fridge freezer, central heating radiator, LED lighting, under stairs storage, built in gas fired boiler for central heating and domestic hot water, two upvc double glazed windows to rear and upvc double glazed side entrance door.



## FIRST FLOOR LANDING

having access to roof space, central heating radiator and upvc double glazed window.

## BEDROOM ONE

13'5" x 10'0" (4.10m x 3.07m )

having range of built in Sharps wardrobes, dressing table, bedside tables, central heating radiator and two upvc double glazed windows to front.



## BEDROOM TWO

13'6" x 10'6" (4.14m x 3.22m )

having built in cupboard, central heating radiator and upvc double glazed window to front.





### BEDROOM THREE

12'11" x 7'6" (3.95m x 2.30m )

having built in wardrobe, central heating radiator and upvc double glazed window to rear.



## BEDROOM FOUR

9'10" x 8'1" (3.02m x 2.48m )

having built in wardrobe, central heating radiator and upvc double glazed window to rear.





## BATHROOM

9'10" x 7'5" (3.01 x 2.27m)

having modern suite including double shower cubicle with rain shower over, integrated low level w.c., vanity cabinets and inset wash hand basin with chrome mixer tap, central heating radiator, LED lighting, built in airing cupboard hot water tank and fitted shelving and upvc double glazed window with obscure glass.



## OUTSIDE

Situated in a quiet cul-de-sac location enjoying tarmac driveway with ample off road parking and DETACHED DOUBLE GARAGE with power and light. Pedestrian access leading to a large landscaped private rear garden with mature trees, flowers and shrubs, seating and patio areas, feature stream running through the garden with bridge over.



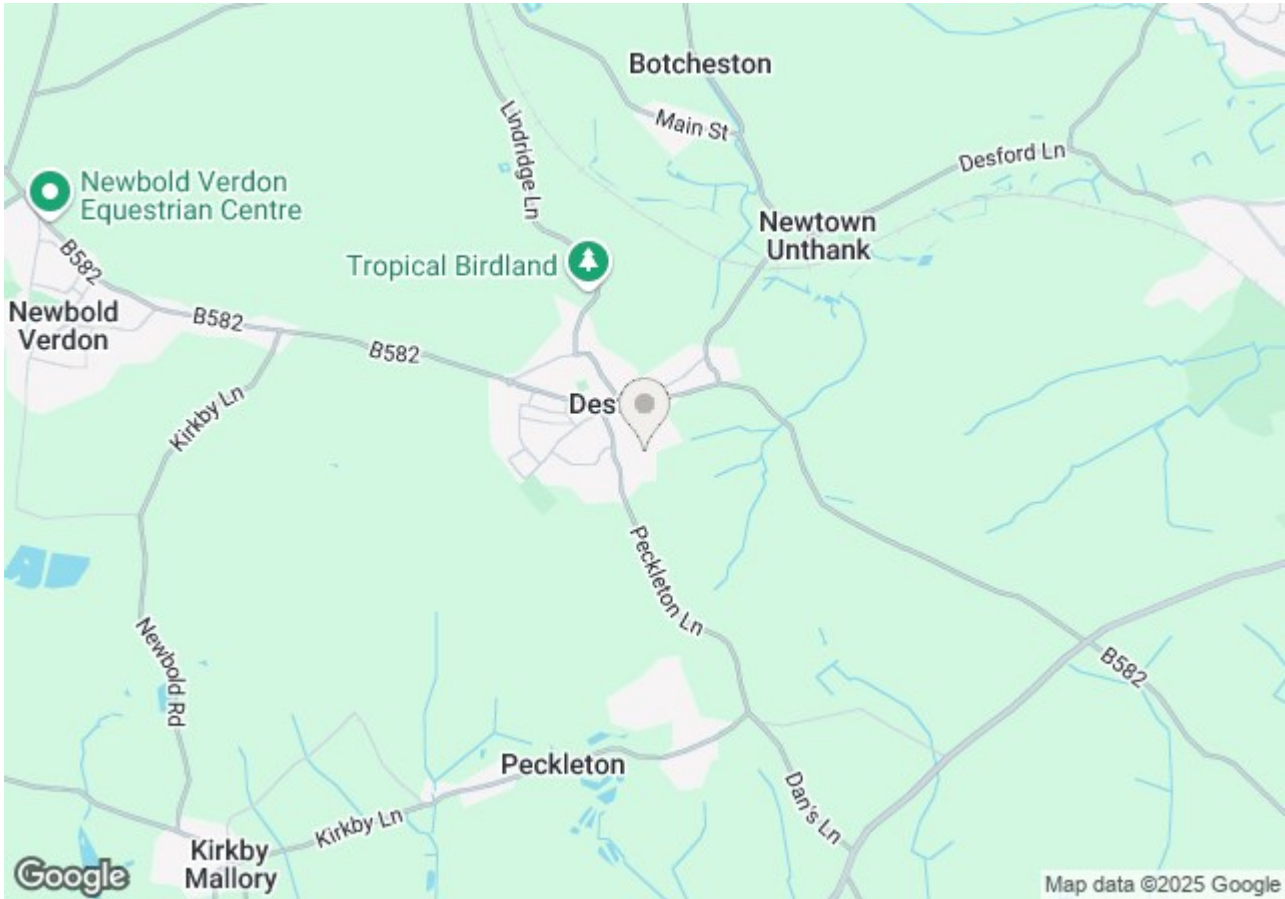
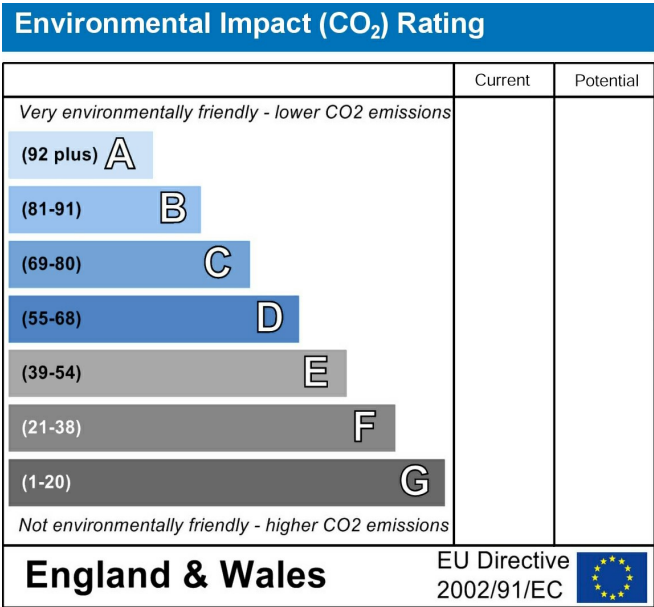
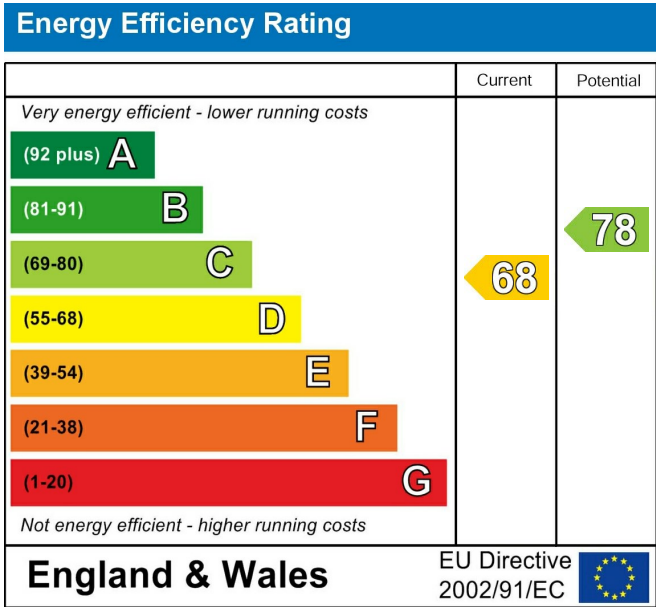
## OUTSIDE - DOUBLE GARAGE



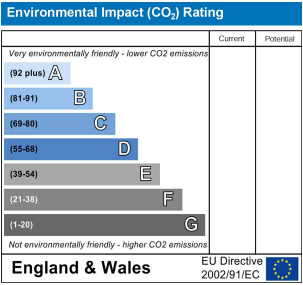
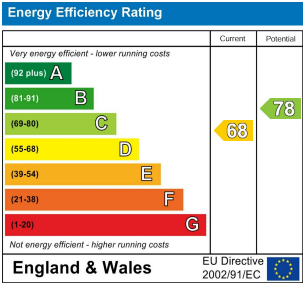
## OUTSIDE - FRONT ELEVATION











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
122.96 m<sup>2</sup>

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

## **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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