

# CASTLE ESTATES

1982

**A TRULY IMPRESSIVE AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH SIZEABLE PRIVATE REAR GARDEN SITUATED IN A MOST SOUGHT AFTER AND CONVENIENT NON ESTATE RESIDENTIAL LOCATION**



**95 SHILTON ROAD  
BARWELL LE9 8BP**

**Offers In Excess Of £560,000**

- Impressive Hall
- Well Fitted Dining Kitchen & Utility
- Dining Area Opening Onto Sun Room
- Four Sizeable Bedrooms
- Ample Off Road Parking & Garage
- Spacious Lounge To Front
- Attractive Rear Living Room
- Ground Floor Shower Room
- Large Family Bathroom
- Superb Private Lawned Rear Garden



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This truly impressive and spacious detached family residence must be viewed internally to fully appreciate its size of accommodation, wealth of quality fixtures and fittings.

The accommodation boasts impressive entrance hall, attractive lounge to front, well fitted dining kitchen, utility room, store, shower room, spacious living room to rear, dining area, sun room as well as two ground floor double bedrooms. On the first floor there are further two bedrooms and a large family bathroom.

The property stands on a good sized private plot with parking for numerous cars leading to garage and well tended gardens front and rear.

The surrounding area boasts a variety of local amenities, including shops, schools, and parks, making it a convenient choice for families and professionals alike. The property is well-connected to Leicester city centre, providing easy access to a wider range of facilities and services.

With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming neighbourhood. Do not miss the chance to make this lovely house your new home.

### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE VESTIBULE**

having upvc double glazed front door with leaded lights and further door to Hall.

### **ENTRANCE HALL**

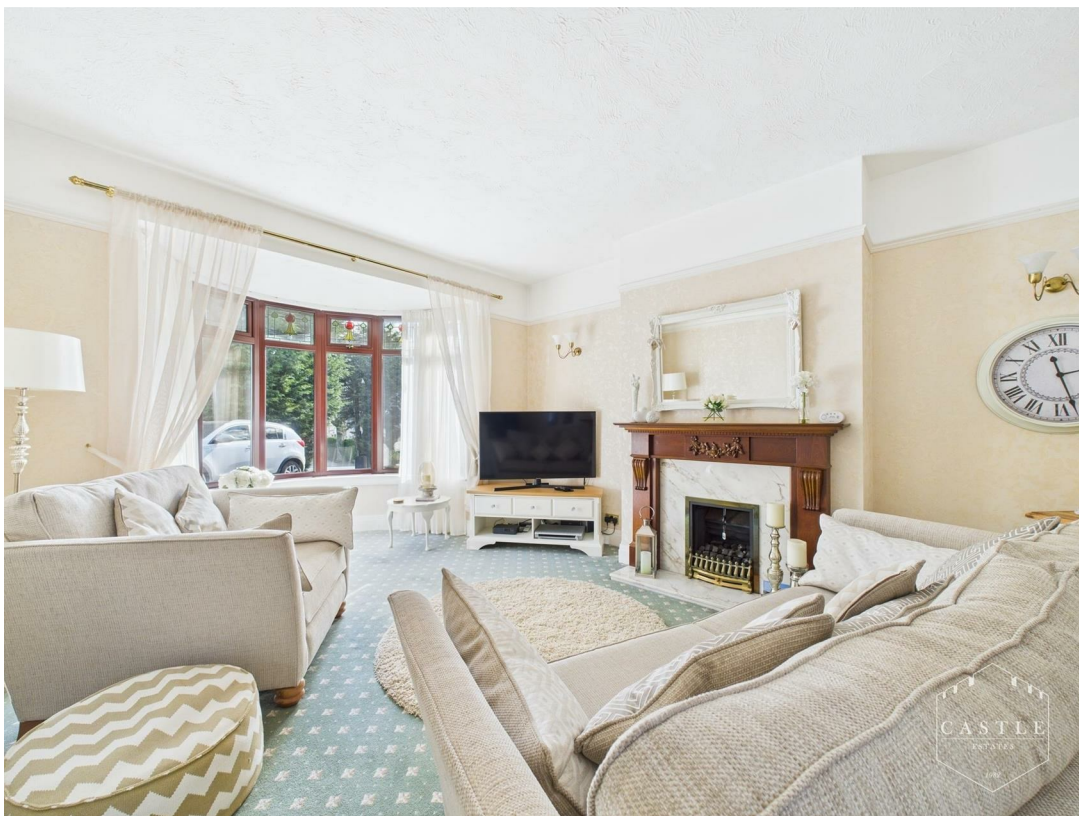
21'6" x 3'5" (6.57m x 1.05m )

having two central heating radiators, dado rail, coved ceiling and wall light points. Feature 'dog leg' staircase to the First Floor Landing with useful under stairs storage cupboard.

### **FRONT LIVING ROOM**

15'6" x 12'11" (4.73m x 3.96m )

having upvc double glazed bay window to front with coloured leaded lights, feature wooden fireplace with inset fire, marble surround and hearth, picture rail, tv aerial point, central heating radiator and wall light points.



FRONT LIVING ROOM



## DINING KITCHEN

16'5" x 15'10" (5.02m x 4.84m )

having an attractive range of fitted units including ample base units, drawers and wall cupboards with under lighting, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in rangemaster style gas oven with cooker hood over, integrated dishwasher, Amtico tiled flooring, central heating radiator, dado rail and upvc double glazed window to front with inset pelmet lighting.



## DINING KITCHEN

## DINING KITCHEN



## UTILITY/KITCHEN

12'9" x 12'8" (3.89m x 3.86m )

having range of fitted base units, drawers and wall cupboards, work surfaces, inset sink with mixer tap, ceramic tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, further double oven and grill, central heating radiator, gas fired boiler for central heating and domestic hot water (approximately one year old), skylantern, Karndean flooring and upvc double glazed door to Garden.

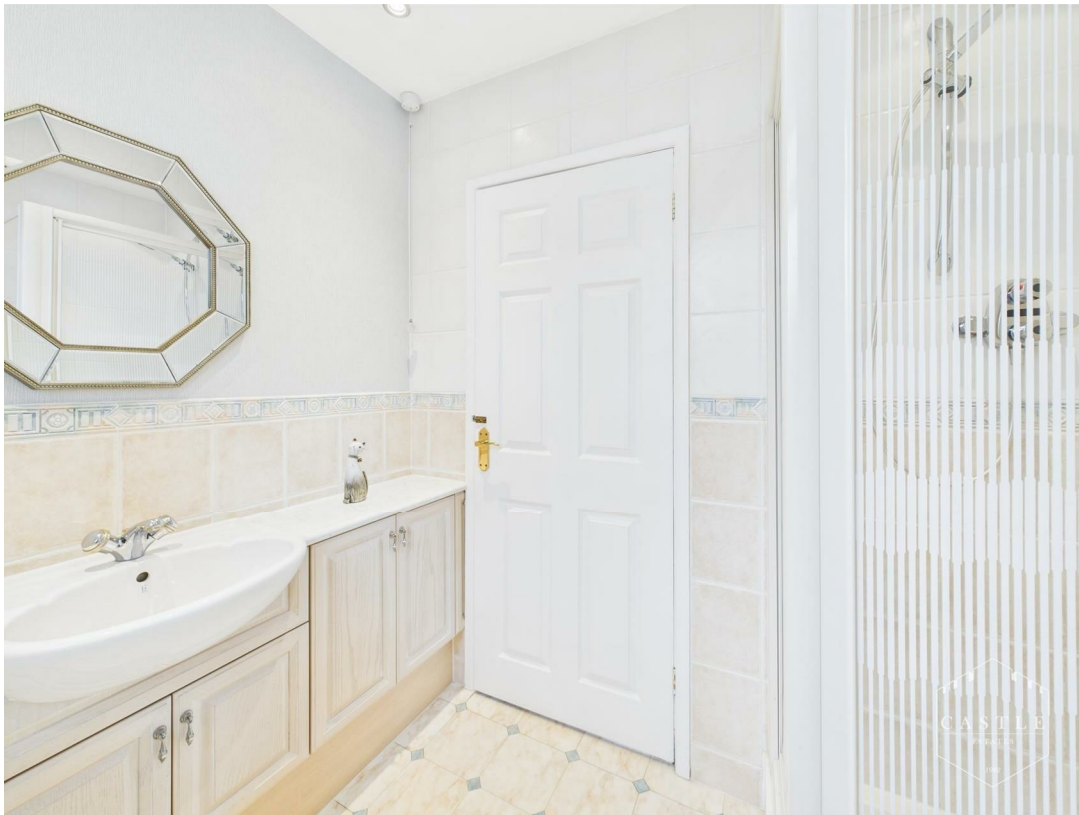
UTILITY/KITCHEN



## SHOWER ROOM

7'2" x 5'6" (2.20m x 1.70m )

having corner shower cubicle with chrome shower over, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, extractor fan, inset LED lighting, central heating radiator and upvc double glazed window with obscure glass.



## SHOWER ROOM



## STORE ROOM

6'4" x 4'9" (1.95m x 1.47m )

off internal BOOT ROOM with skylight, having door to Garage.

## GARAGE

19'1" x 10'5" (5.84m x 3.20m )

having electric roller door, power and sky lantern.

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## REAR LIVING ROOM

15'5" x 14'10" (4.70m x 4.54m)

having feature wood fireplace with inset electric fire, ornate tiled back and hearth, half panelled walls, wall light points, central heating radiator, tv aerial point, feature window with coloured leaded lights and sliding patio doors opening onto the Rear Garden. Double doors to Dining Area.



REAR LIVING ROOM



REAR LIVING ROOM



**DINING AREA**

9'11" x 7'6" (3.04m x 2.29m )

having air conditioning, half panelled walls, central heating radiator, Karndean flooring and wall light points. Archway to Sun Room.



**DINING AREA**



## SUN ROOM

13'11" x 12'2" (4.25m x 3.71m )

having Karndean flooring, wall light points, upvc double glazed windows, ceiling fan, roof blinds and double doors opening onto Rear Garden.



## SUN ROOM



## OFFICE/BEDROOM TWO

15'2" x 12'4" (4.63m x 3.77m )

having range of fitted furniture including wardrobes, desk and further cupboards, coved ceiling, central heating radiator, ceiling fan with light, two upvc double glazed windows to side with coloured leaded lights and upvc double glazed window to front with coloured leaded lights.



**OFFICE/BEDROOM TWO**



**BEDROOM THREE**

14'11" x 11'9" (4.57m x 3.60m )

having range of fitted furniture including wardrobes, bridging cupboards over the bed, chest of drawers, vanity unit with wash hand basin, tv aerial point, central heating radiator and upvc double glazed window to rear.



**BEDROOM THREE**



**BEDROOM THREE**

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## FIRST FLOOR LANDING

12'9" x 3'2" (3.91m x 0.98m)

having feature stained glass window to side, spindle balustrading, coved ceiling, dado rail, wall light points and access to the boarded roof space.





## BEDROOM ONE

15'4" x 12'11" (4.68m x 3.95m )

having excellent range of fitted furniture including wardrobes, bedside units and bridging unit over the bed, chest of drawers, dressing table with pelmet lighting, vanity unit with wash hand basin, ceiling fan with light, central heating radiator and upvc double glazed window to front.



**BEDROOM ONE**



**BEDROOM ONE**



## BEDROOM ONE



## BEDROOM FOUR

18'4" x 9'9" (5.61m x 2.98m )

having half panelled walls, central heating radiator, eaves storage, spot lights, wall light points, feature circular window to rear, two upvc double glazed windows to front and side.



BEDROOM FOUR



## FAMILY BATHROOM

18'6" x 6'11" (5.64m x 2.12m )

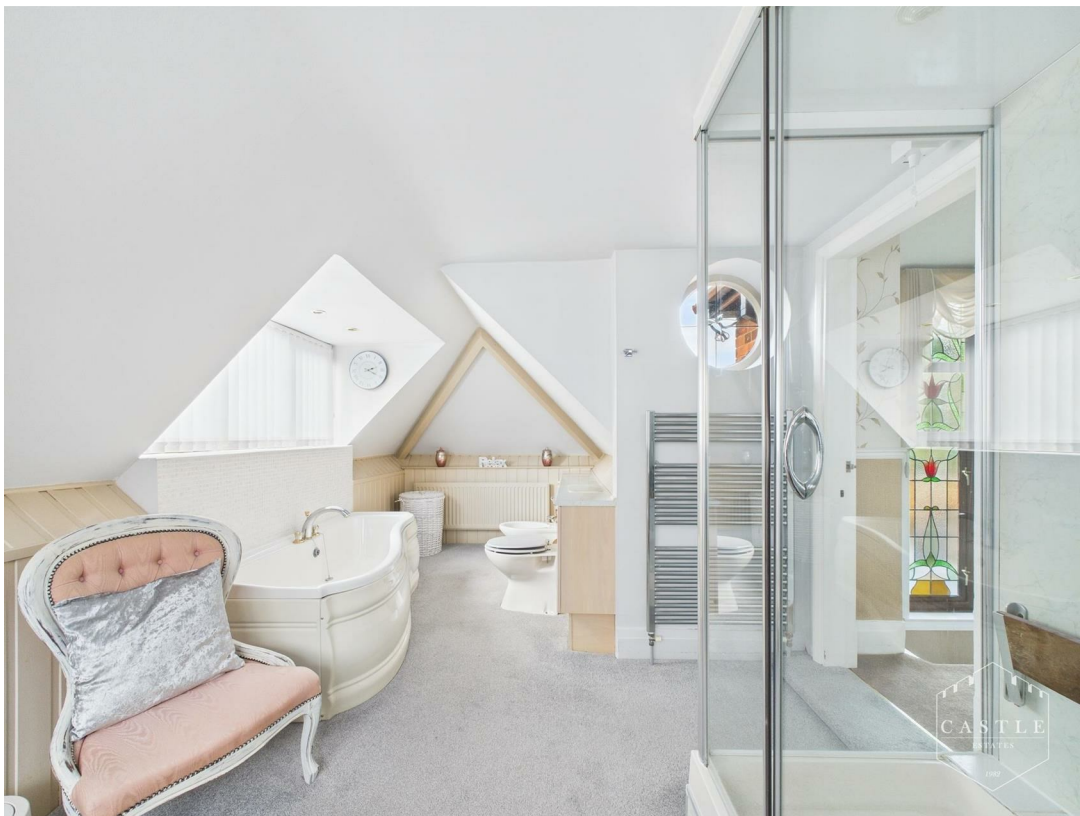
having panelled bath with central mixer tap and shower attachment, fully tiled shower cubicle with steam shower over and seat, vanity unit with 'his and hers' wash hand basins, integrated low level w.c. and bidet, central heating radiator, built in airing cupboard, Inset LED spot lighting, built in speakers, feature circular window to rear and two upvc double glazed windows with obscure glass.



**FAMILY BATHROOM**



**FAMILY BATHROOM**



**OUTSIDE**

There is direct vehicular access over a sizeable tarmac driveway with standing for numerous cars leading to Garage. A lawned foregarden with mature trees, shrubs and conifer front boundary screen. Pedestrian access to a good sized fully enclosed lawned rear garden with patio area and electric awning over, mature trees, shrubs, flower borders, ornamental pond, two brick built outbuildings, summer house, garden shed and greenhouse, well fenced and conifer screening.



**OUTSIDE**



OUTSIDE



OUTSIDE





OUTSIDE




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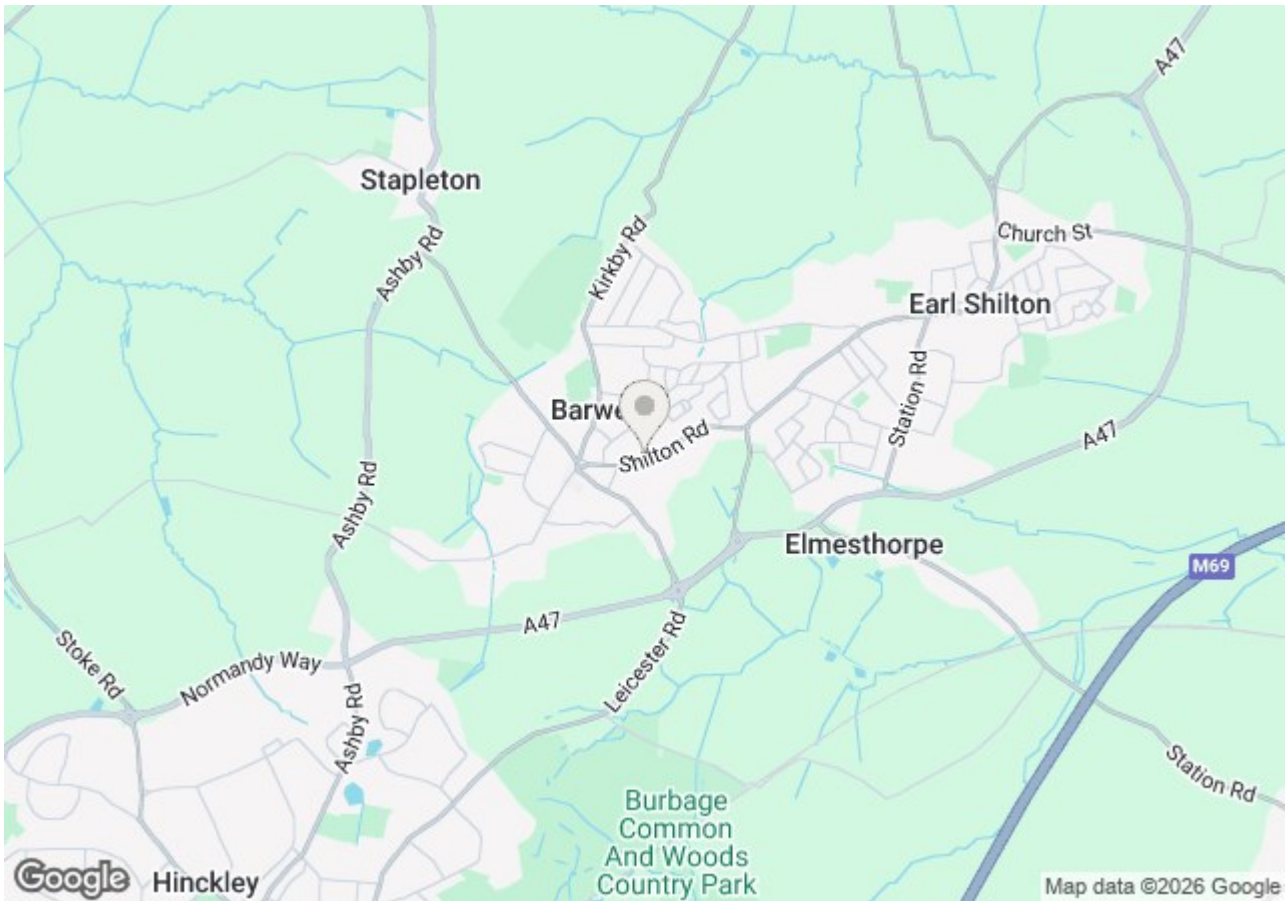
OUTSIDE

**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>		<b>79</b>
(55-68) <b>D</b>	<b>62</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>  
247.99 m<sup>2</sup>  
Reduced headroom  
7.7 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 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.

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## **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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