

# CASTLE ESTATES

1982

**A STYLISHLY PRESENTED AND SPACIOUS FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PARKING AND PRIVATE REAR GARDEN SITUATED IN A QUIET CUL-DE-SAC LOCATION**



## **24 BIRD CLOSE EARL SHILTON LE9 7LZ**

**Offers In Excess Of £280,000**

- Impressive Hall With Guest Cloakroom
- Open Plan Contemporary Fitted Dining Kitchen
- First Floor Master Bedroom With Ensuite
- Two Second Floor Double Bedrooms
- Ample Off Road Parking
- Good Sized Family/Play Room
- First Floor Attractive Lounge
- Further First Office/Bedroom Four
- Second Floor Family Bathroom
- Private Recently Landscaped Rear Garden



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**\*\* VIEWING ESSENTIAL \*\*** Nestled in the popular cul-de-sac of Bird Close in Earl Shilton, this spacious semi-detached house offers a perfect blend of style, comfort and convenience.

The accommodation boasts of entrance porch, impressive hall with guest cloakroom off, good sized family/play room and a contemporary fitted open plan dining kitchen with integrated appliances. To the first floor there is a master bedroom with ensuite, further office/bedroom and an attractive lounge. On the second floor are a further two double bedrooms and family bathroom. Outside the property has off road parking and recently landscaped gardens.

### COUNCIL TAX BAND & TENURE

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

### ENTRANCE PORCH

having LED lighting, contemporary tiled flooring, upvc double glazed windows and door to Hall.



**HALL**

15'8" x 3'7" (4.8m x 1.1m )

having ceramic tiled flooring with underfloor heating, coved ceiling and central heating radiator, feature 'dog leg' balustraded staircase with LED lighting to First Floor Landing and useful storage beneath.

**HALL**

## GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin and chrome mixer tap, half tiled walls, matt grey heated towel rail, ceramic tiled flooring with underfloor heating, and upvc double glazed window with obscure glass and fitted blind.



**FAMILY/PLAYROOM**

18'0" x 8'6" (5.5m x 2.6m )

having oak effect laminate flooring, central heating radiator, LED spot lighting and upvc double glazed window with fitted blind.



## OPEN PLAN DINING KITCHEN

16'0" x 10'9" (4.9m x 3.3m )

having range of contemporary navy blue Shaker style units including base units, drawers and wall cupboards with bronze handles, Quartz work surfaces and ceramic tiled splashbacks, feature lighting with above and beneath the wall cupboards, inset drainer sink with instant hot water mixer tap, built in five ring gas hob with extractor oven, Neff double electric oven, space for American style fridge freezer, integrated wine cooler, integrated dishwasher, kick space lighting and LED lighting, ceramic tiled flooring with underfloor heating, matt grey central heating radiator, upvc double glazed window to rear and upvc double glazed French doors opening onto the rear garden.



## OPEN PLAN DINING KITCHEN



## OPEN PLAN DINING KITCHEN



## FIRST FLOOR LANDING

having spindle balustrading and central heating radiator.



## FIRST FLOOR LANDING



**LOUNGE**

16'0" x 10'9" (4.9m x 3.3m )

Feature panelled wall, central heating radiator and three upvc double glazed windows to rear with fitted blinds.

**LOUNGE**

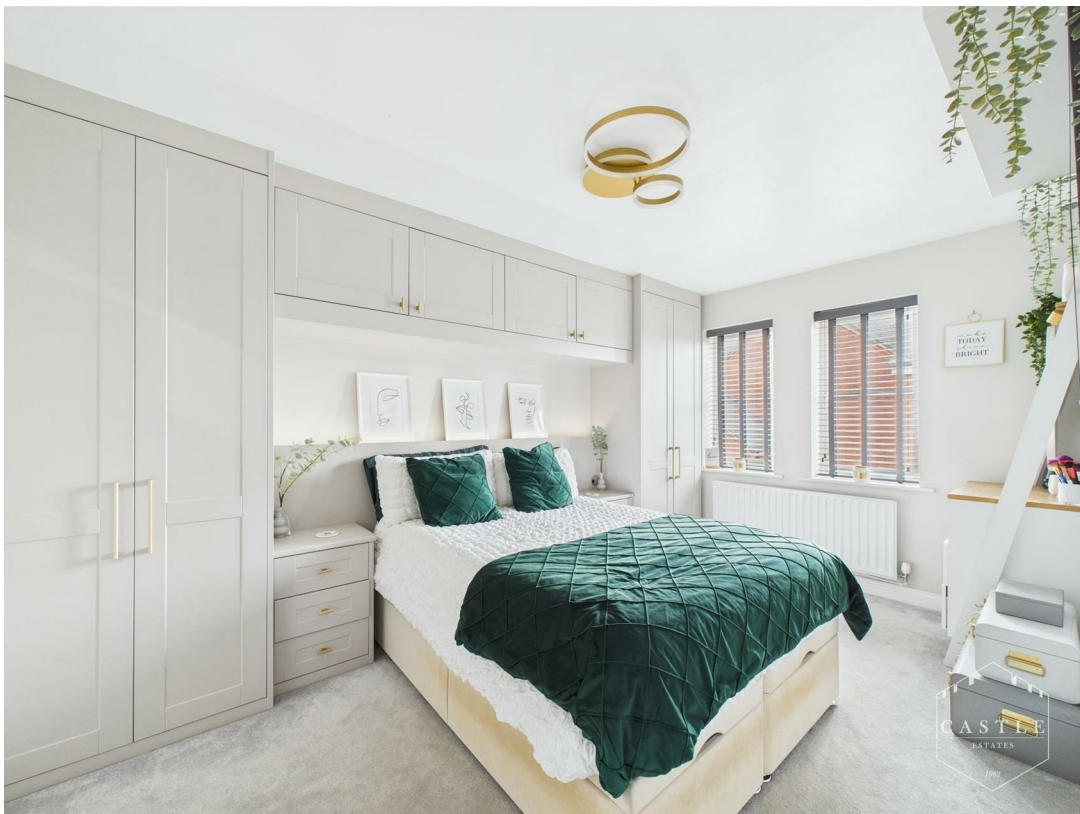
## LOUNGE



## BEDROOM ONE

14'1" x 9'2" (4.3m x 2.8m )

having attractive range of fitted furniture including wardrobes, bedside cabinets and bridging unit over the bed, central heating radiator, tv aerial point and two upvc double glazed windows to front with fitted blinds.



**BEDROOM ONE****ENSUITE SHOWER ROOM**

having double shower cubicle with brass effect rain shower over, integrated low level w.c., wash hand basin and navy blue vanity cabinets, antique brass heated towel rail, wall mounted mirrored cabinet with lighting, ceramic tiled walls and flooring.



## ENSUITE SHOWER ROOM



## OFFICE/BEDROOM FOUR

8'6" x 6'6" (2.6m x 2m)

having central heating radiator and upvc double glazed window with fitted blind.



## SECOND FLOOR LANDING

### BEDROOM TWO

12'9" x 12'5" (3.9m x 3.8m )

having oak effect laminate flooring, central heating radiator, built in under eaves storage cupboard and two velux sky lights with fitted blinds.



## BEDROOM TWO



## BEDROOM THREE

12'1" x 9'6" (3.7m x 2.9m )

having central heating radiator, built in under eaves storage cupboard and two velux sky lights with fitted blinds.



## BEDROOM THREE



## FAMILY BATHROOM

having panelled bath with chrome handheld shower over and contemporary screen, integrated low level w.c, wash hand basin with chrome mixer tap and vanity cabinets, LED lighting, matt white heated towel rail, ceramic tiled flooring and splashbacks.



## FAMILY BATHROOM



## OUTSIDE

There is a landscaped block paved driveway with standing for two cars. A fully enclosed recently landscaped rear garden with paving, artificial lawn, brick and fenced boundaries, decked area and garden gate. Private and not overlooked from the rear.




## OUTSIDE



## OUTSIDE




## Energy Efficiency Rating

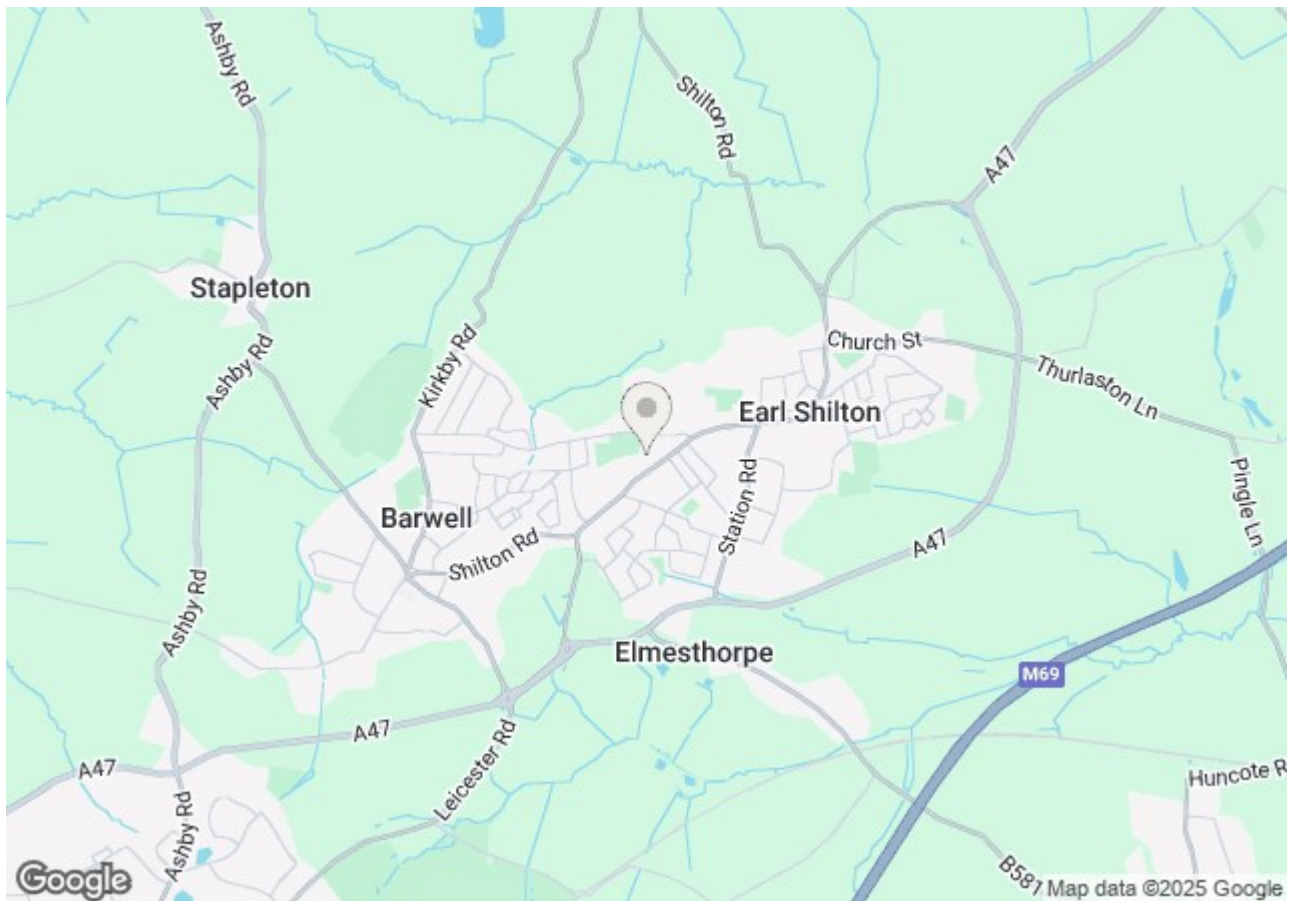
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	


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Environmental Impact (CO<sub>2</sub>) Rating

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			7483
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
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Approximate total area<sup>(1)</sup>  
114.58 m<sup>2</sup>  
Reduced headroom  
6.51 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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