

CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOMED SEMI DETACHED PROPERTY SITUATED
IN A POPULAR AND CONVENIENT LOCATION**



29 BROOKFIELD SHARNFORD LE10 3PB

Offers In The Region Of £225,000

- Entrance Hall
- Well Fitted Dining Kitchen
- Separate W.C.
- Modern Family Bathroom & Separate W.C.
- Lawned Rear Garden
- Attractive Lounge
- Utility/Laundry Room
- Two Good Sized Bedrooms
- Ample Off Road Parking
- VIEWING ESSENTIAL



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This well presented and spacious semi detached property must be viewed internally to fully appreciate its wealth of attractive features.

The accommodation boasts entrance hall, attractive dual aspect lounge, contemporary fitted dining kitchen, further utility/laundry room and a separate w.c. To the first floor there are two good sized bedrooms, family bathroom and separate w.c. Outside the property has ample off road parking and a lawned rear garden.

COUNCIL TAX BAND & TENURE

Blaby Council - Band B (Freehold).

ENTRANCE HALL

having upvc double glazed front door, under stairs storage cupboard and wood effect flooring.

DINING KITCHEN

18'8" x 8'4" (5.70m x 2.56m)

having attractive range of gloss fitted units including base units, drawers and wall cupboards, matching granite effect work surfaces and inset sink with mixer tap, contemporary ceramic tiled splashbacks, built in rangemaster style cooker with hood over, space for American style fridge freezer, vertical central heating radiator, grey wood effect flooring, upvc double glazed window to front and upvc double glazed French doors opening onto the rear garden.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM

10'11" x 7'4" (3.34m x 2.24m)

having attractive range of gloss fitted units including base units, drawers and wall cupboards, matching granite work surfaces and contemporary ceramic tiled splashbacks, space and plumbing for washing machine, space for dryer, central heating radiator, wood effect flooring, inset LED lighting and two upvc double glazed windows with obscure glass.

**SEPARATE W.C.**

having low level w.c., vanity unit with wash hand basin, grey wood effect flooring and extractor fan.

UTILITY ROOM



LOUNGE

18'6" x 8'9" (5.66m x 2.68m)

having feature ornate fireplace with open fire facility, brick hearth and back, vertical central heating radiator, tv aerial point, coved ceiling, wood effect flooring, wall light points, upvc double glazed window to front and upvc double glazed French doors opening onto rear garden.



LOUNGE



FIRST FLOOR LANDING

having central heating radiator, access to the roof space, built in airing cupboard and upvc double glazed window to front.

BEDROOM ONE

18'9" x 8'5" (5.73m x 2.58m)

having central heating radiator, tv aerial point, upvc double glazed windows to front and rear.



BEDROOM TWO

10'5" x 10'2" (3.19m x 3.11m)

having central heating radiator and upvc double glazed window to rear.



BATHROOM

8'0" x 4'6" (2.44m x 1.38m)

having white suite including panelled bath with shower over and glass screen, pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator with towel rail, wood effect flooring and upvc double glazed window with obscure glass.



SEPARATE W.C.

having low level w.c., wood effect flooring and upvc double glazed window with obscure glass.

OUTSIDE

There is direct vehicular access over a good sized driveway with standing for up to three cars. A fully enclosed rear garden with slabbed patio area, lawn, further raised seating area, well fenced boundaries and garden shed.



OUTSIDE



OUTSIDE

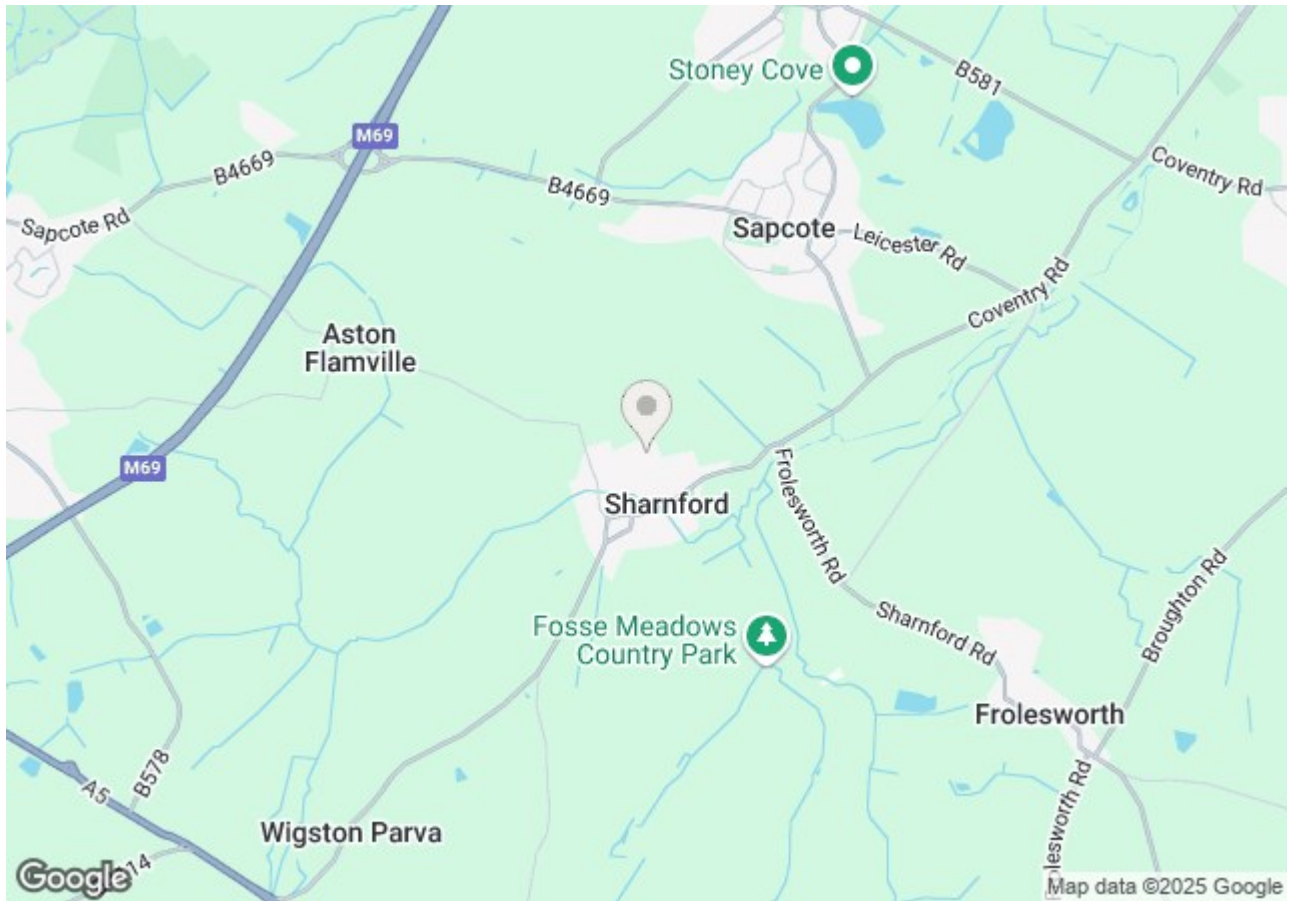


Energy Efficiency Rating

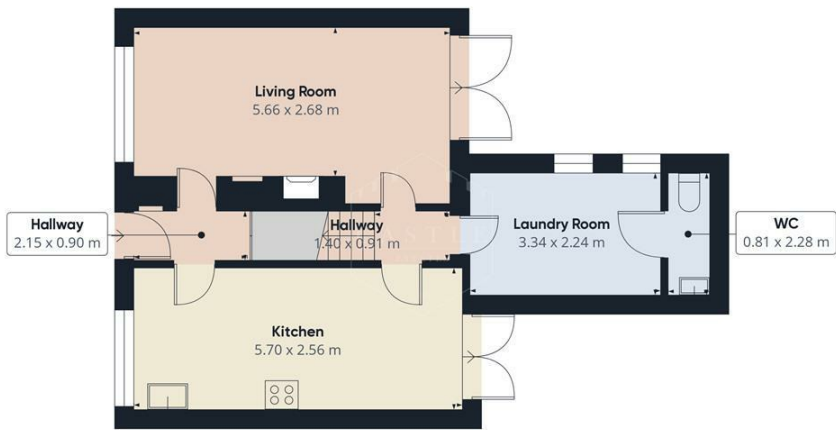
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

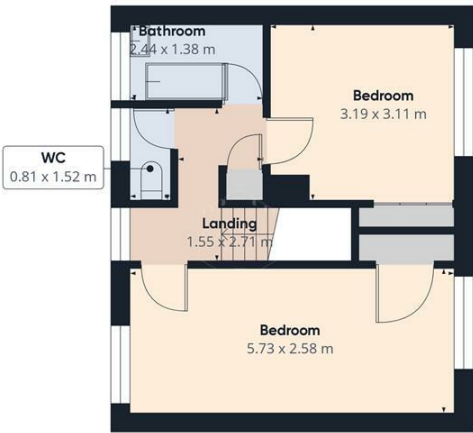
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		79		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
81.17 m²

(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 are based on RICS IPMS 3C standard.

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
