

CASTLE ESTATES

1982

A MODERN TWO BEDROOM SEMI DETACHED HOME, PERFECT FOR FIRST TIME BUYERS OR DOWNSIZERS.



2 VALDETTA COURT KEATS LANE LEICESTER LE9 7DQ

Offers Over £190,000

- IDEAL FOR FIRST TIME BUYERS
- OFF ROAD PARKING
- OPEN PLAN LOUNGE DINER
- TWO BEDROOM SEMI DETACHED
- PRIVATE REAR GARDEN
- DOWNSTAIRS WC



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Situated in Earl Shilton, Leicester, this well-presented two-bedroom semi-detached house off Keats Lane is an ideal opportunity for first-time buyers or downsizers. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests.

The two bedrooms offer ample space for comfortable living, making it a delightful home for individuals or small families. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the off-road parking, providing a practical solution for those with vehicles and enhancing the overall appeal of the home.

With its attractive presentation and thoughtful layout, this semi-detached house is not just a place to live, but a wonderful opportunity to create lasting memories. Whether you are looking to take your first step onto the property ladder or seeking a cosy retreat in a friendly neighbourhood, this home is certainly worth considering.

TENURE & COUNCIL TAX

FREEHOLD - HINCKLEY & BOSWORTH COUNCIL - BAND B

ENTRANCE HALLWAY

Composite door to front leading through to the entrance hallway, stairs leading to the first floor landing, alarm key pad, thermostat, access to the downstairs wc and through to the kitchen.

DOWNSTAIRS CLOAKROOM/ WC

5'5" x 3'4" (1.67 x 1.02)

Low level WC, wash hand basin and radiator.



KITCHEN

11'3" x 5'10" (3.44 x 1.79)

Open plan kitchen leading through to the lounge diner with a range of wall and base units with an inset sink and drainer with mixer taps, integrated fridge freezer, space and plumbing for a washing machine, electric oven and four ring gas hob with extractor above, window to the front elevation, radiator and LED feature spotlights.

LOUNGE/DINER

15'8" x 13'0" (4.79 x 3.97)

Good size lounge diner with UPVC windows and double doors leading out to the rear garden, tv point, radiator, under stairs storage and LED feature spotlighting.



FIRST FLOOR LANDING

loft access

BEDROOM ONE

9'2" x 12'9" (2.81 x 3.89)

UPVC window to the rear with french shutters, radiator, tv point and ample space for wardrobes.

BEDROOM TWO

7'9" x 12'10" (2.38 x 3.92)

UPVC window to the front with french shutters, radiator, tv point and build in wardrobe space.



BATHROOM

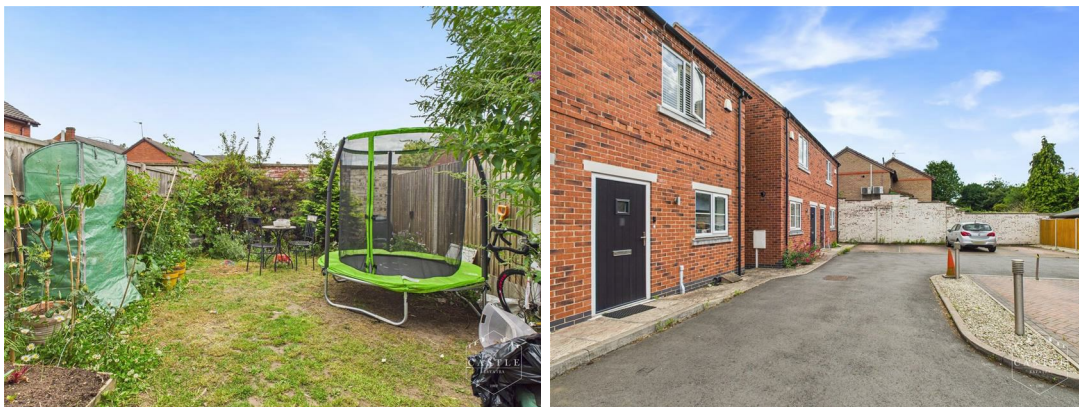
6'4" x 6'1" (1.94 x 1.86)

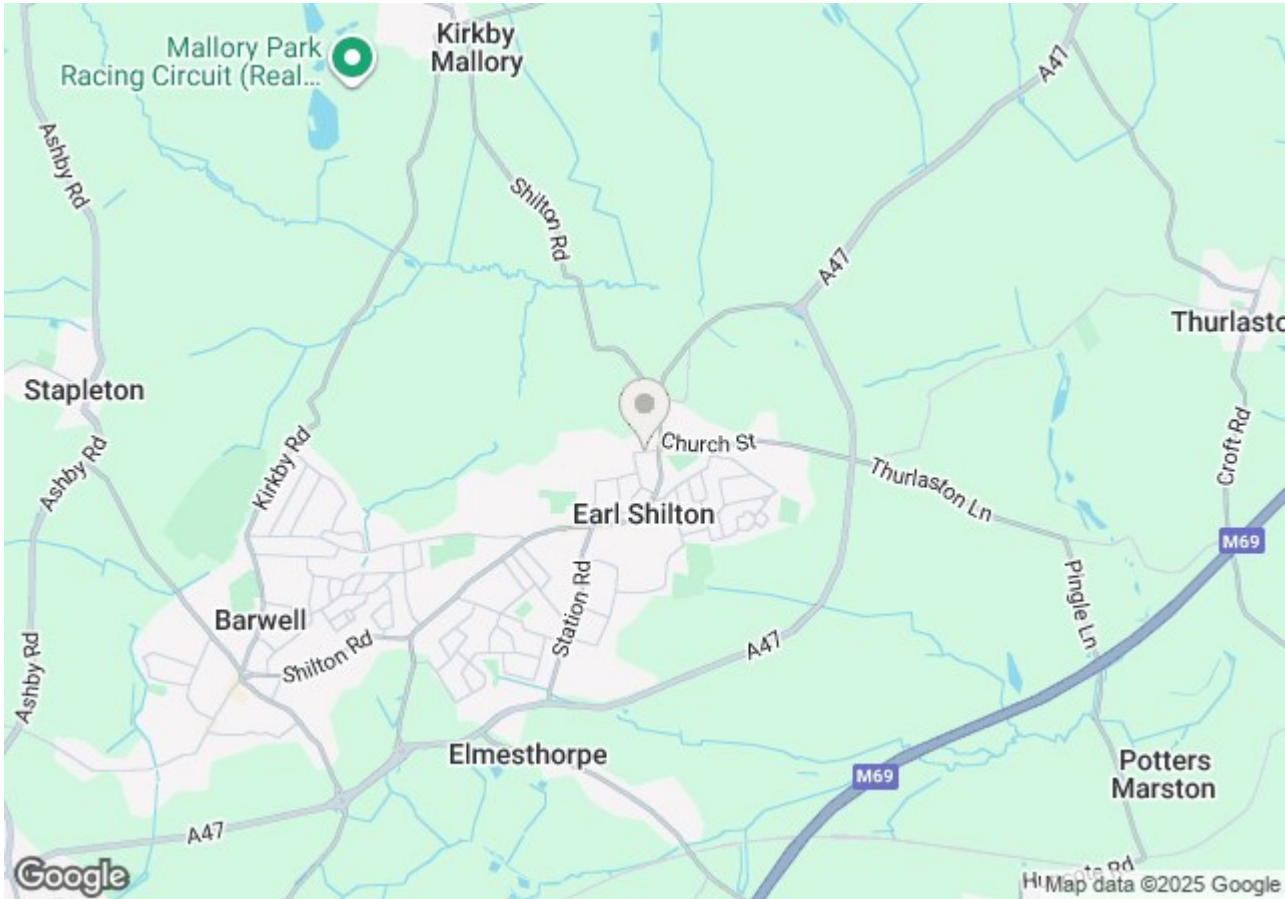
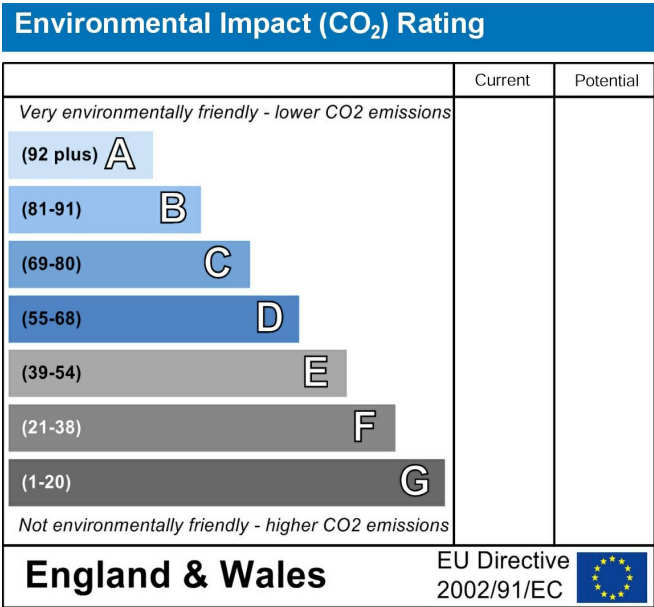
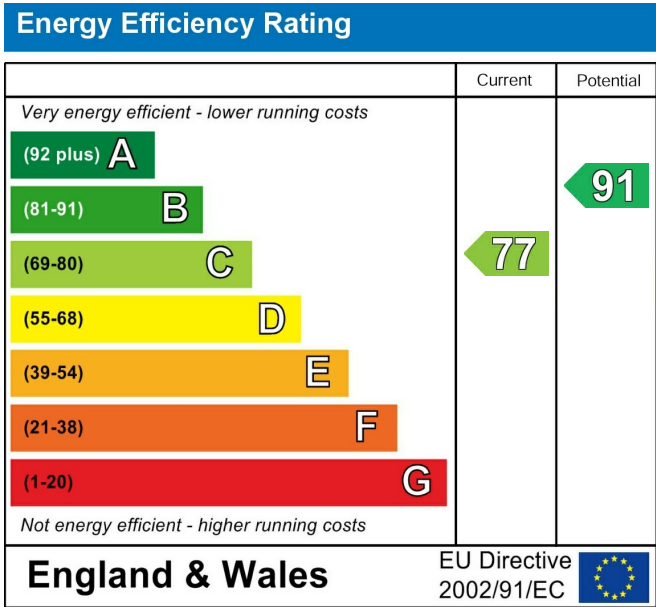
low level wc, wash hand basin, bath with mixer taps and shower attachments and radiator.



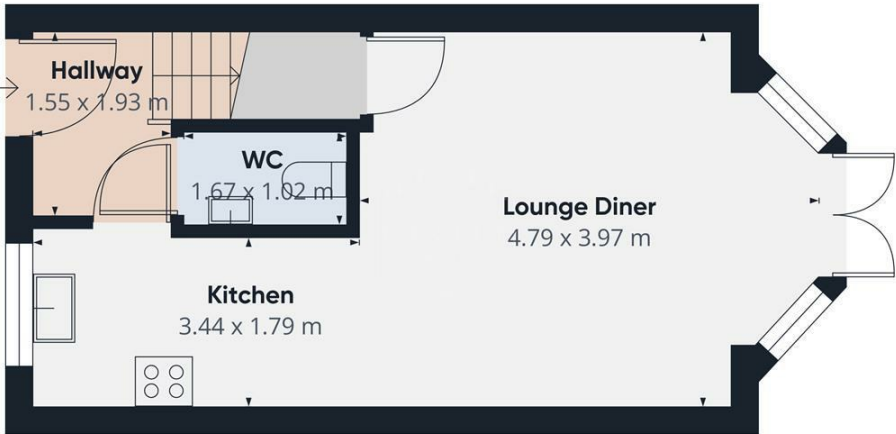
OUTSIDE

To the front of the property there is allocated off road parking for one car and further on street parking on Keats Lane. To the rear of the property there is a patio area leading to a lawned garden with fenced boundaries.

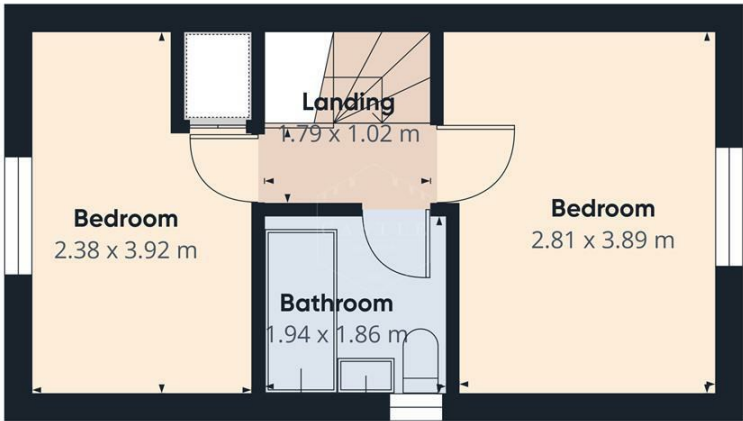




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			91	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) 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⁾
55.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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
