

CASTLE ESTATES

1982

A RECENTLY BUILT AND WELL PRESENTED THREE BEDROOMED SEMI DETACHED PROPERTY SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



5 BOWLEYS VIEW EARL SHILTON LE9 7PY

Price £270,000

- Superb Open Plan Living Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Gardens Front & Rear
- Guest Cloakroom
- Two Further Bedrooms
- Off Road Parking
- Popular Residential Location



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**** VIEWING ESSENTIAL **** This recently built semi detached family residence must be viewed to fully appreciate its wealth of quality fixtures and fittings.

The accommodation boasts a superb open plan kitchen and living area with bi-fold doors opening onto the private rear garden and a ground floor guest cloakroom. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property off road parking to the side and easy to maintain rear garden.

COUNCIL TAX BAND & TENURE

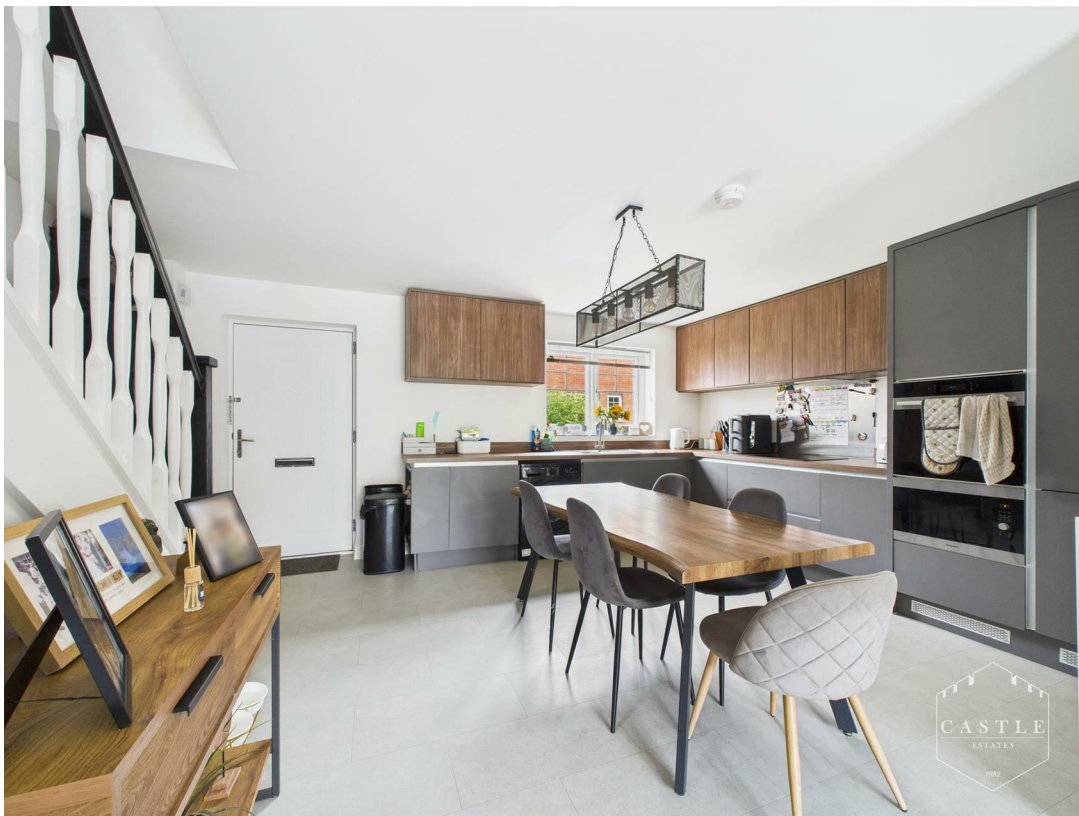
Hinckley and Bosworth Borough Council - Band C (Freehold).

OPEN PLAN LIVING AREA AND KITCHEN

26'4" x 17'6" (8.03m x 5.35m)

KITCHEN AREA having composite front door and upvc double glazed window to front, range of contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset sink with mixer tap, built in oven, gas hob, integrated fridge freezer, space and plumbing for washing machine. Balustraded staircase to First Floor Landing with useful storage beneath.

LOUNGE AREA having feature panelled wall, wood effect flooring, tv aerial point and central heating radiator. Bi-Fold doors opening onto the private rear garden.





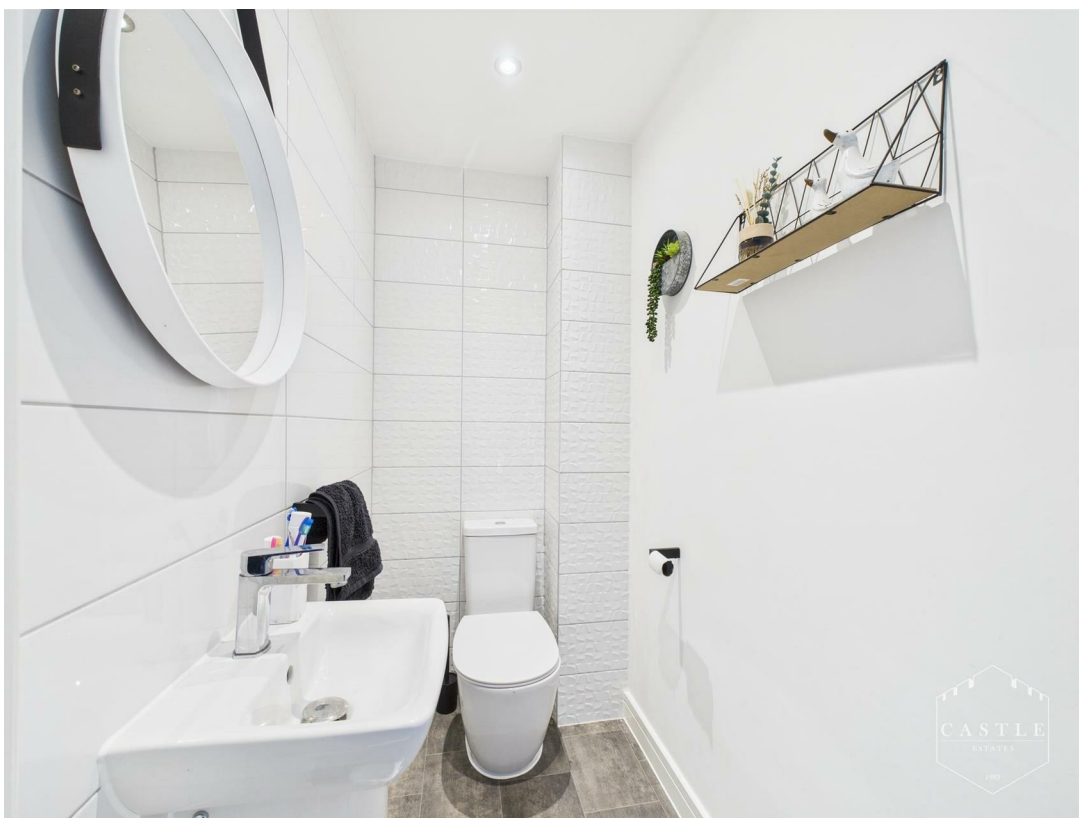
OPEN PLAN LIVING AREA AND KITCHEN





GUEST CLOAKROOM

having low level w.c., wash hand basin, central heating radiator and ceramic tiled splashbacks.



FIRST FLOOR LANDING

having upvc double glazed window to side, balustrading, half panelled walls, central heating radiator and access to the roof space.



MASTER BEDROOM

11'9" x 10'0" (3.60m x 3.06m)

having built in mirror fronted wardrobe, central heating radiator, tv aerial point and upvc double glazed window to rear.



ENSUITE

7'6" x 3'10" (2.29m x 1.19m)

having shower cubicle, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, inset LED lighting, extractor fan and chrome heated towel rail,



BEDROOM TWO

11'10" x 9'11" (3.63m x 3.03m)

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



BEDROOM THREE

8'3" x 7'2" (2.54m x 2.20m)

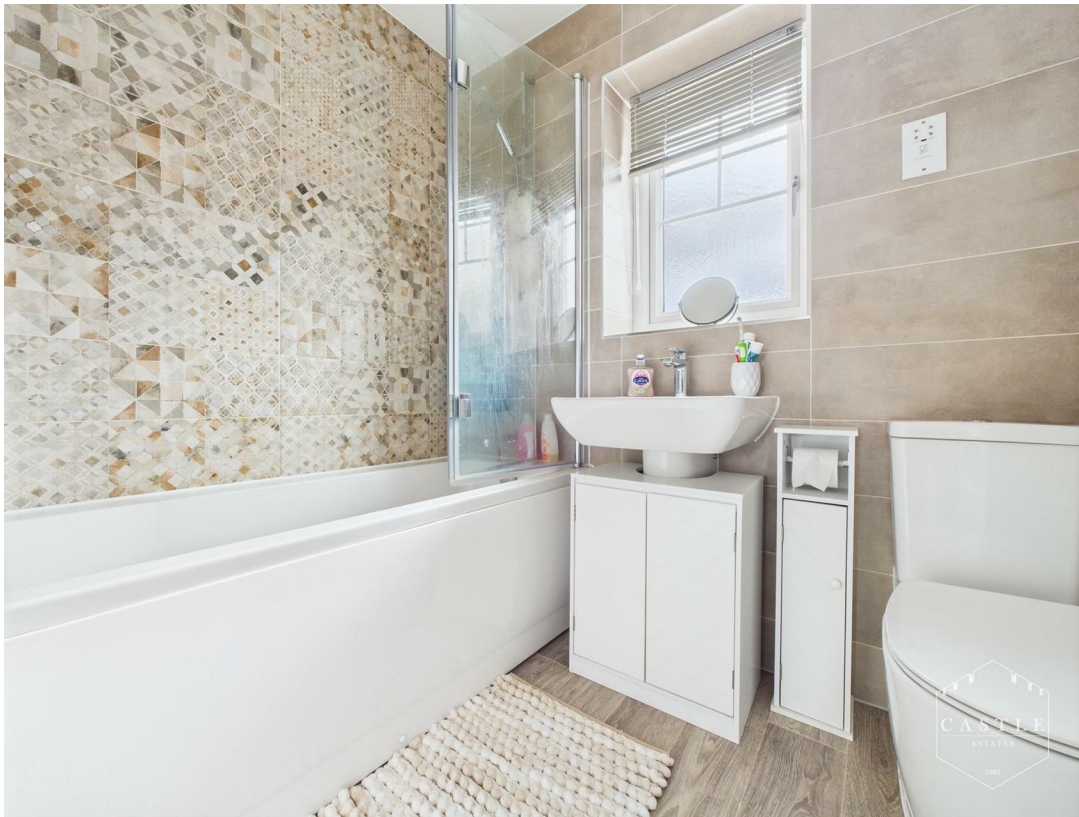
having upvc double glazed window to rear and central heating radiator.



FAMILY BATHROOM

7'3" x 5'7" (2.22m x 1.72m)

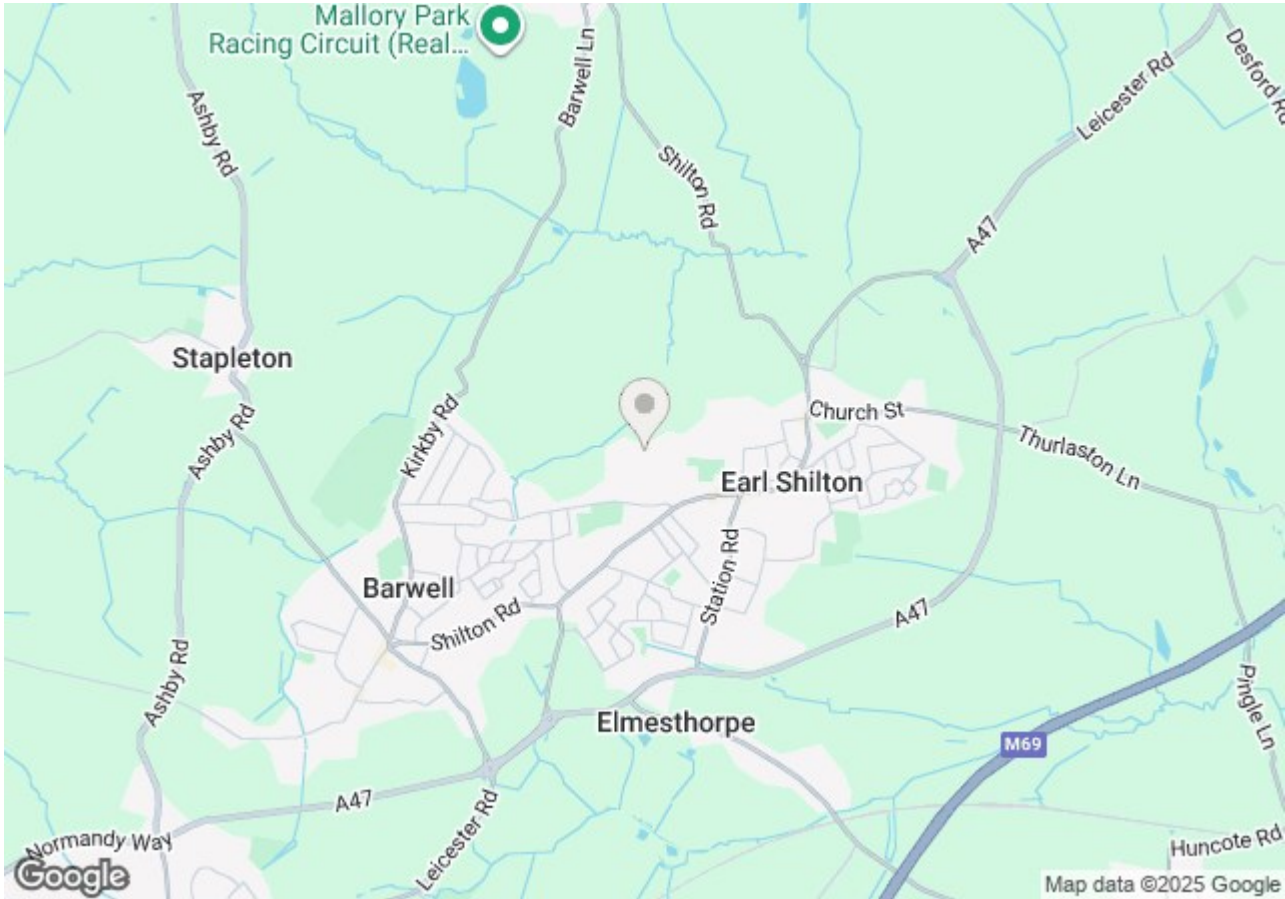
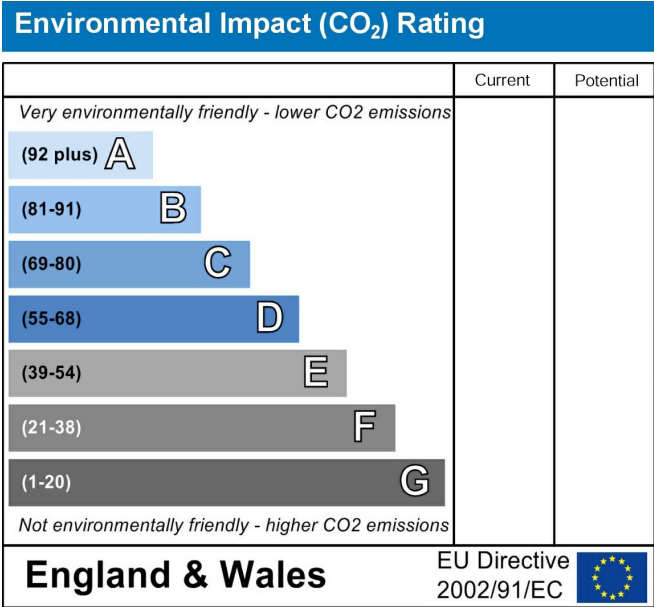
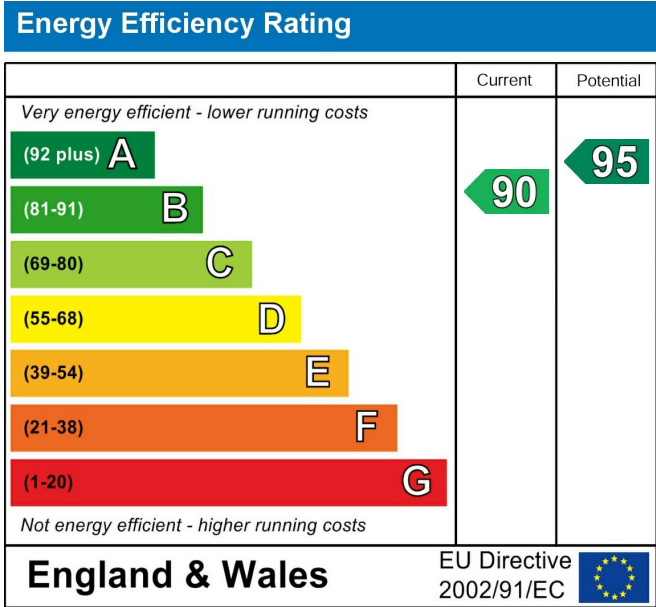
having panelled bath with shower over and screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, shaver point, chrome heated towel rail, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



OUTSIDE

There is a foregarden with path to front door and pebbled landscaping. Parking to the side for two cars. A fully enclosed and private rear garden with artificial lawn, patio areas and well fenced boundaries.

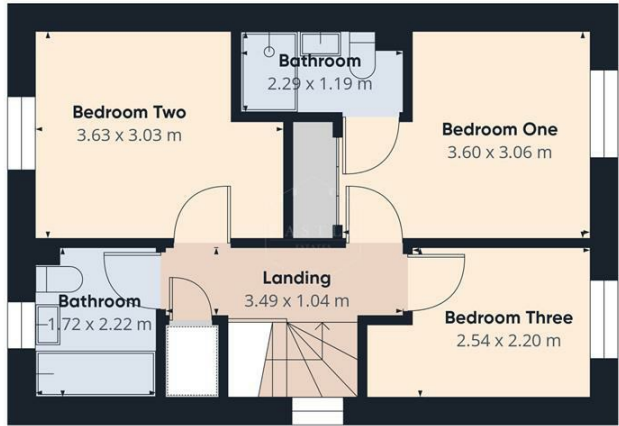




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
	Current	Potential		Current	Potential
(92 plus) A		95	(92 plus) A		
(81-91) B	90		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1

Approximate total area⁽¹⁾
80.8 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.

GIRAFFE 360

PLEASE NOTE

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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
