# CASTLE ESTATES

1982

\*\*NO CHAIN\*\* AN ATTRACTIVE AND WELL PRESENTED RECENTLY BUILT THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT CUL-DE-SAC LOCATION



# 21 TOMMY BROWN CLOSE EARL SHILTON LE9 7NZ

Offers In Excess Of £250,000

- NO CHAIN
- Contemporary Fitted Kitchen
- Modern Family Bathroom
- Landscaped Private Rear Garden
- Attractive Lounge
- Three Good Sized Bedrooms
- Off Road Parking
- VIEWING ESSENTIAL





\*\* NO CHAIN - VIEWING ESSENTIAL \*\* Tommy Brown Close, Earl Shilton, this delightful detached house presents an excellent opportunity for those seeking a comfortable family home.

Boasting an entrance vestibule with guest cloakroom off, good sized lounge and a contemporary fitted dining kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property enjoys off road parking and a private well tended rear garden.

The property is well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away. Its location is particularly advantageous, as it is situated in a popular and convenient area, close to a variety of local amenities. This means that shops, schools, and recreational facilities are all within easy reach, making daily life more convenient.

Given the appealing features and prime location of this property, viewing is essential to fully appreciate what it has to offer. Don't miss the chance to make this lovely home your own.

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

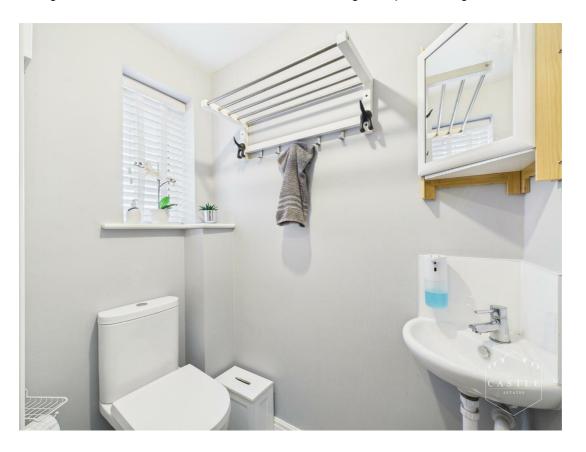
Hinckley and Bosworth Borough Council - Band C (Freehold).

#### **ENTRANCE VESTIBULE**

having composite front door, upvc double glazed window to side and wood effect flooring with under floor heating. Door to Guest Cloakroom.

#### **GUEST CLOAKROOM**

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



## **LOUNGE**

14'7" x 12'4" (4.46m x 3.77m)

having upvc double glazed window to front, wood effect flooring with under floor heating, wall mounted tv aerial point and mains wired smoke detector. Feature spindle balustraded staircase to First Floor Landing with under stairs storage.



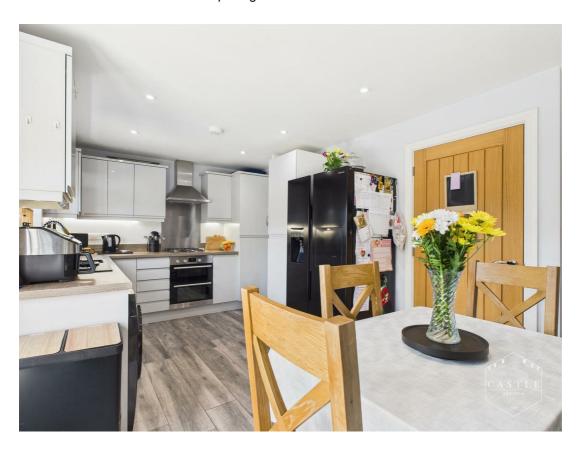




## **DINING KITCHEN**

17'5" x 9'5" (5.33m x 2.89m)

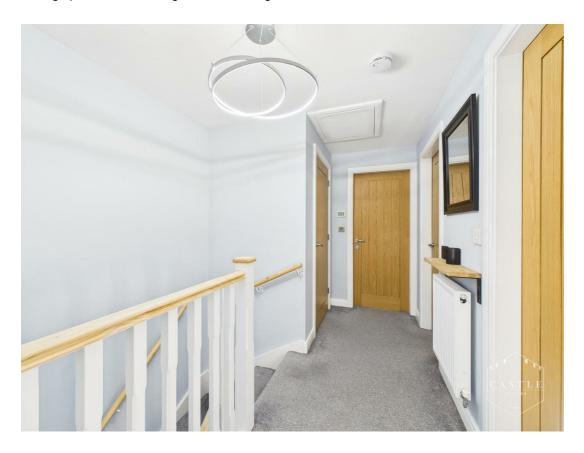
having an attractive range of contemporary fitted units including base units, drawers and wall cupboards with under lighting, contrasting work surfaces and upstand, inset sink with mixer tap, built in oven, gas hob with stainless steel splashback and cooker hood over, space for American style fridge freezer, space and plumbing for washing machine, inset LED lighting, mains wired smoke detector, wood effect flooring with under floor heating, upvc double glazed window to rear and French doors opening onto Garden.





# FIRST FLOOR LANDING

10'7" x 4'2" (3.23 m x 1.28 m) having spindle balustrading, central heating radiator, mains wired smoke detector and access to the roof space.

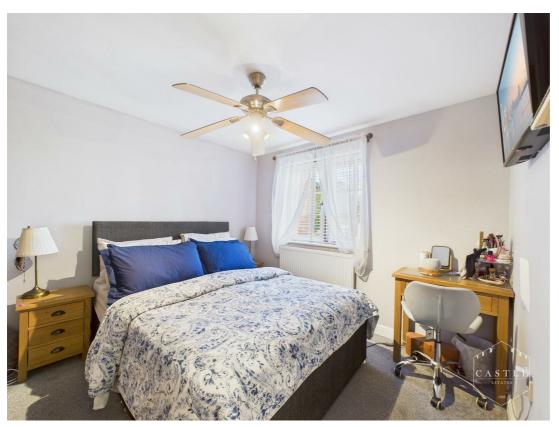


## **BEDROOM ONE**

9'7" x 9'8" (2.94m x 2.95m )

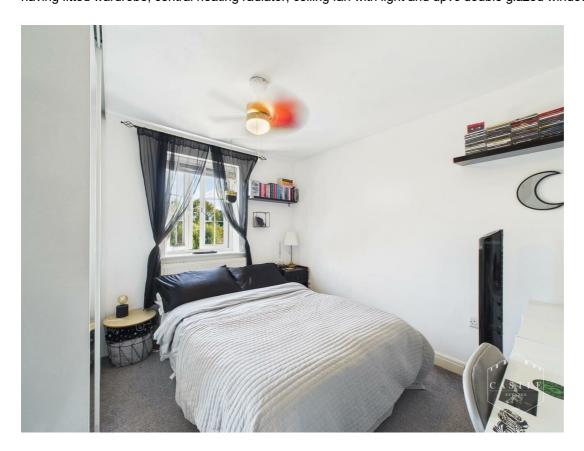
having range of fitted wardrobes, wall mounted tv aerial point, ceiling fan with light, central heating radiator and upvc double glazed window to front.





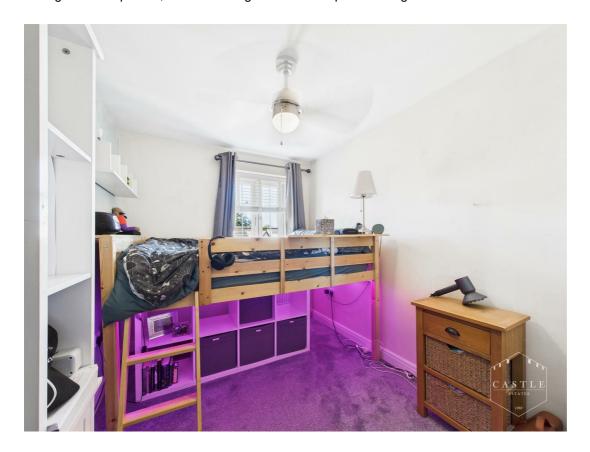
# **BEDROOM TWO**

10'6"  $\times$  9'5" (3.21m  $\times$  2.89m ) having fitted wardrobe, central heating radiator, ceiling fan with light and upvc double glazed window to rear.



# **BEDROOM THREE**

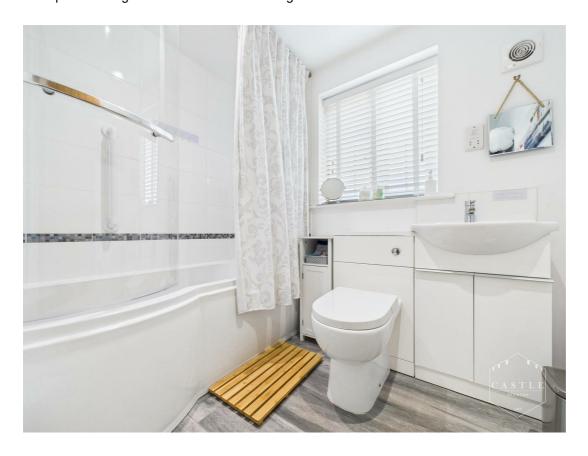
10'11" x 7'4" (3.34m x 2.26m ) having built in cupboard, central heating radiator and upvc double glazed window to front.



## **BATHROOM**

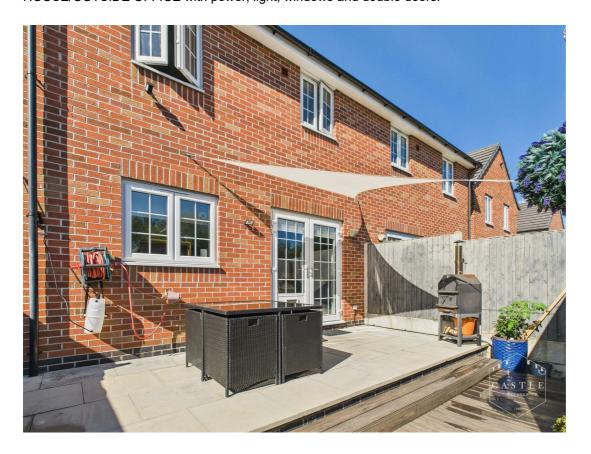
7'6" x 6'1" (2.30m x 1.86m)

having modern white suite including bath with shower over, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, shaver point, inset LED lighting, wood effect flooring, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



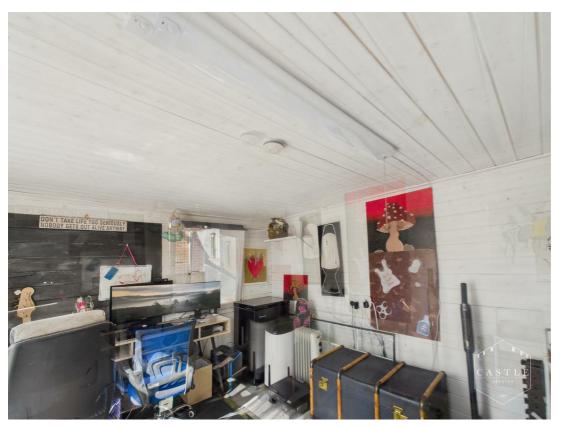
## **OUTSIDE**

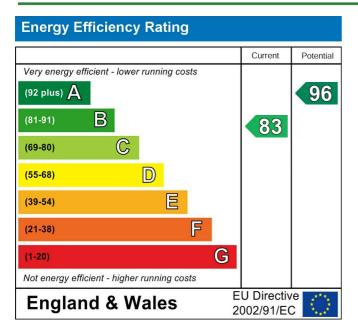
There is direct vehicular access over a block paved driveway with standing for two cars. Pedestrian access to a fully enclosed, hard landscaped garden with patio area, decked area, well fenced boundaries and SUMMER HOUSE/OUTSIDE OFFICE with power, light, windows and double doors.

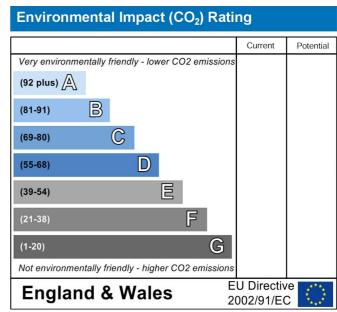




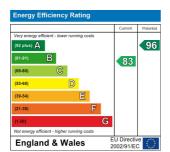


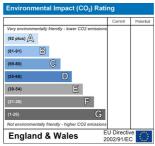














## **PLEASE NOTE**

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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