

# CASTLE ESTATES

1982

**A WELL PRESENTED AND MUCH IMPROVED THREE SEMI DETACHED FAMILY RESIDENCE WITH GOOD SIZED GARDEN AND OPEN COUNTRYSIDE TO REAR SITUATED IN A POPULAR VILLAGE LOCATION**



**59 SALISBURY AVENUE  
CROFT LE9 3EJ**

**Offers Over £290,000**

- Entrance Hall
- Contemporary Fitted Breakfast Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Open Countryside Views To Rear
- Attractive Lounge
- Utility & W.C.
- Modern Family Bathroom
- Sizeable Lawned Rear Garden
- VIEWING ESSENTIAL



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This delightful semi-detached house on Salisbury Avenue offers a perfect blend of comfort and scenic beauty.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests, contemporary fitted breakfast kitchen and utility room/separate w.c. (currently under construction). To the first floor there are three good sized bedrooms and a modern family bathroom.

Outside the property has off road parking to front and a sizeable private rear garden. One of the standout features of this property is the stunning open countryside views that can be enjoyed from the rear.

With its prime location in Croft, you will benefit from a peaceful residential setting while still being within easy reach of local amenities and transport links.

Do not miss the chance to make this charming house your new home.

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

Blaby Council - Band B (Freehold).

### **ENTRANCE HALL**

16'0" x 5'10" (4.88m x 1.80m )

having upvc double glazed front door, built in storage cupboard, central heating radiator and inset ceiling lighting. Feature staircase with under stairs storage cupboard.





## LOUNGE

12'4" x 12'0" (3.76m x 3.66m )

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



## BREAKFAST KITCHEN

18'9" x 10'5" (5.73m x 3.19m )

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinser bowl, built in oven, ceramic hob with cooker hood over, integrated fridge freezer, inset LED lighting and kick board lighting, designer central heating radiator, two upvc double glazed windows to rear. Door to Utility Room.





### **UTILITY ROOM**

7'6" x 6'2" (2.29m x 1.88m )  
Currently under construction.

### **SEPARATE W.C.**

Currently under construction.

## FIRST FLOOR LANDING

8'11" x 4'2" (2.74m x 1.28m )

having access to the roof space and upvc double glazed window to side.

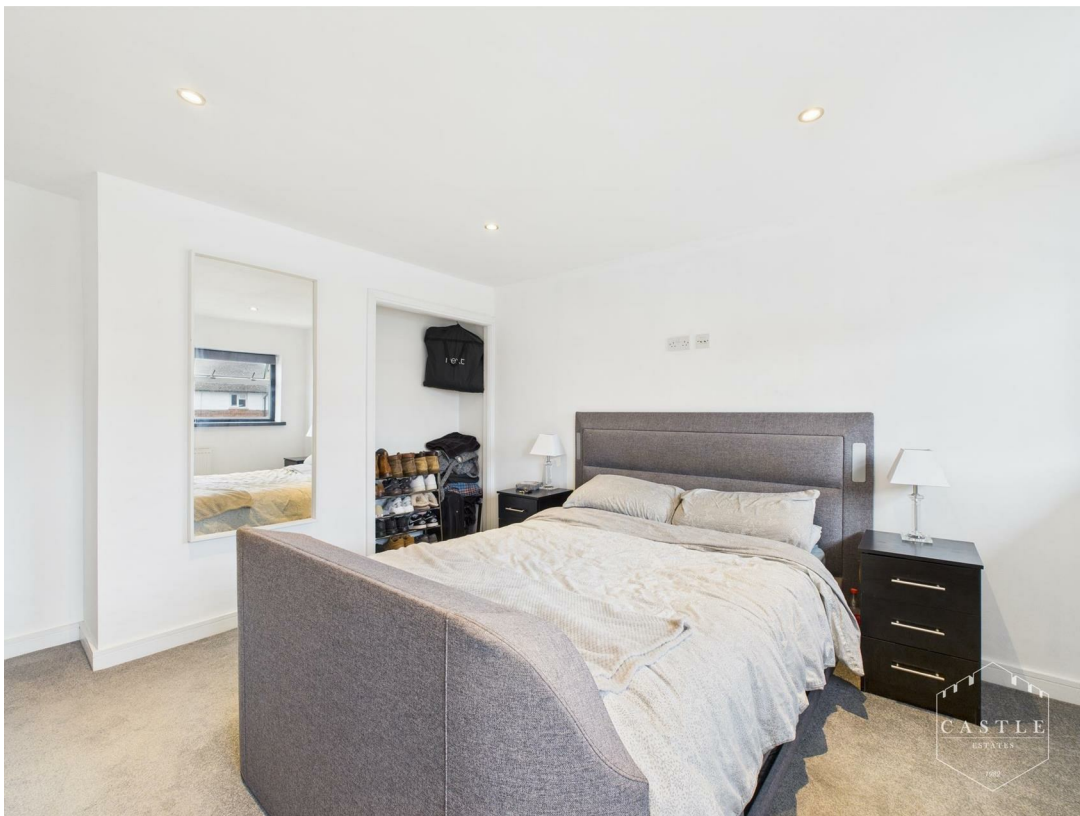




## BEDROOM ONE

11'11" x 11'2" (3.65m x 3.42m )

having central heating radiator and two upvc double glazed windows to front.



## BEDROOM TWO

11'5" x 10'5" (3.48m x 3.19m )

having central heating radiator, built in cupboard and two upvc double glazed windows.





### BEDROOM THREE

9'5" x 7'1" (2.89m x 2.17m )

having central heating radiator, built in cupboard and upvc double glazed window to front.



**BATHROOM**

8'1" x 5'2" (2.47m x 1.58m )

having modern white suite including panelled bath with shower over and glass screen, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, black heated towel rail, extractor fan and two upvc double glazed windows with obscure glass.





## OUTSIDE

There is direct vehicular access over a block paved driveway with standing for several cars. A fully enclosed sizeable lawned rear garden with patio area and well fenced boundaries. Open countryside views to the rear.



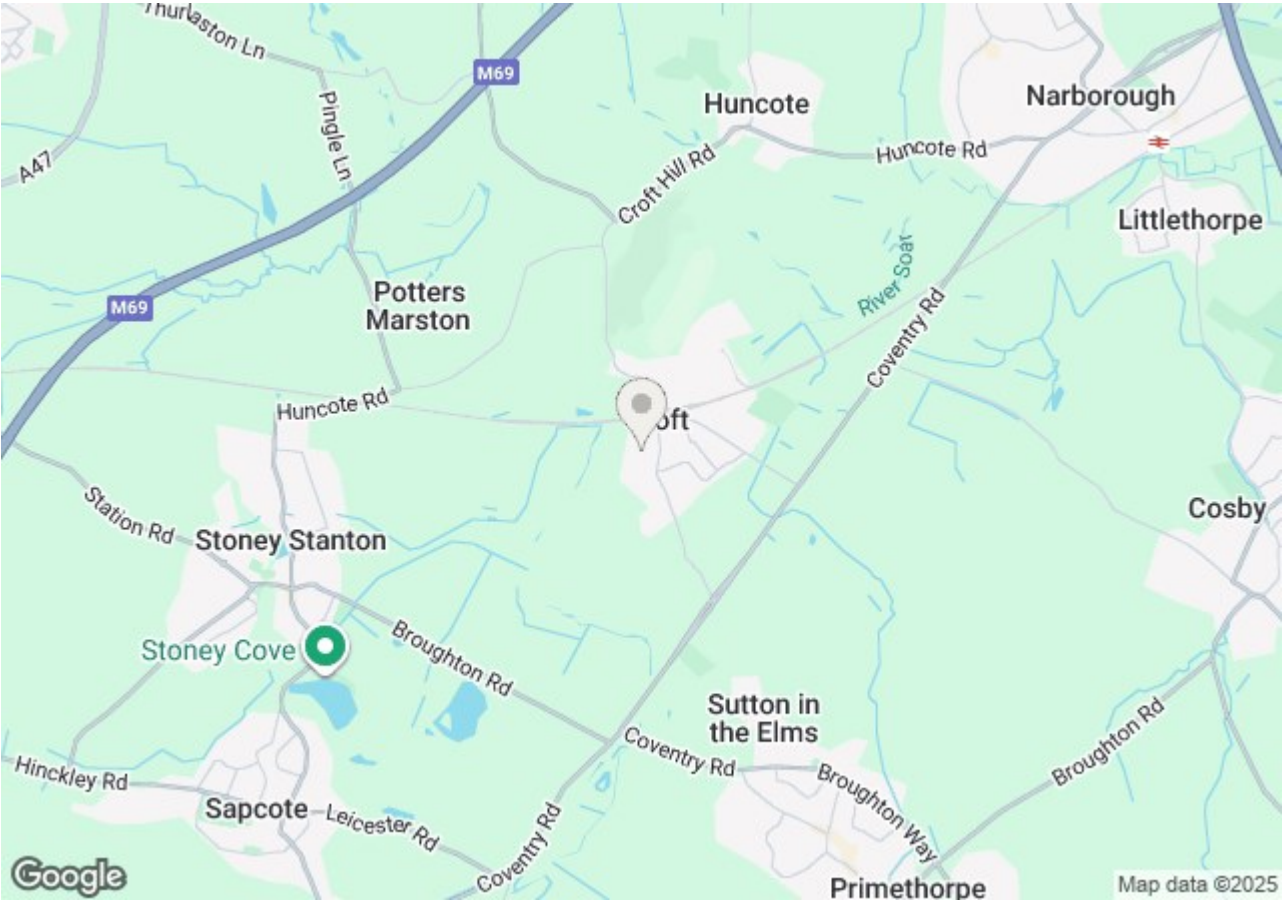
## OUTSIDE - VIEW



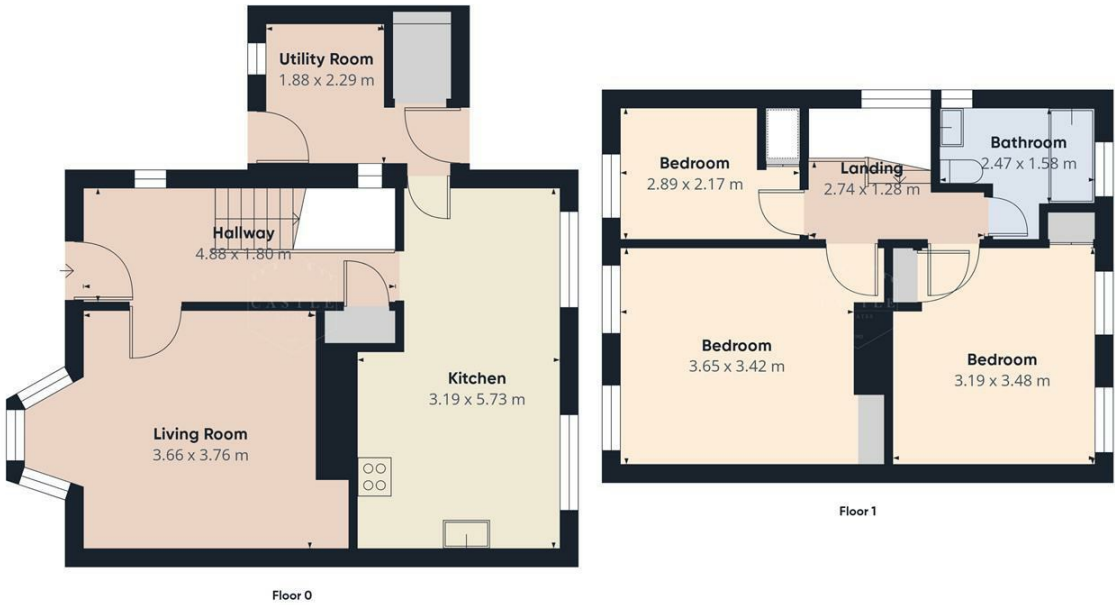


| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>85</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>64</b> |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

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



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                                    |  |                                                                 |           |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------|--|-----------------------------------------------------------------|-----------|
|                                             | Current | Potential                                                                         |  | Current                                                         | Potential |
| Very energy efficient - lower running costs |         |                                                                                   |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                 |         | 85                                                                                |  | (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                                   |         | 64                                                                                |  | (21-38) F                                                       |           |
| (1-20) G                                    |         |                                                                                   |  | (1-20) G                                                        |           |
| Not energy efficient - higher running costs |         |                                                                                   |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                                                           |  | England & Wales                                                 |           |
|                                             |         |  |  |                                                                 |           |



Approximate total area<sup>(1)</sup>  
85.9 m<sup>2</sup>

(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

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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