

CASTLE ESTATES

1982

A WELL PRESENTED AND MODERNISED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH GOOD SIZED REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION

****AVAILABLE NOW****



25 BROOKFIELD SHARNFORD LE10 3PB

£1,200 Per Calendar Month

- Attractive Modern Lounge
- Guest Cloakroom
- Newly Fitted Bathroom
- Private Lawned Rear Garden
- Newly Fitted Dining Kitchen
- Three Good Sized Bedrooms
- Off Road Parking & Garage
- Sought After Location



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VIEWING

By arrangement through the Agents.

COUNCIL TAX BAND & TENURE

Blaby Council - Band B (Freehold).

LOUNGE

18'4" x 11'0" (5.61m x 3.36m)

having composite double glazed front door, upvc double glazed bay window and upvc double glazed window to side, two central heating radiators, tv aerial point and feature fireplace with electric fire. Feature staircase to first floor landing.



LOUNGE



DINING KITCHEN

18'4" x 9'1" (5.61m x 2.79m)

having newly fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink, built in electric oven, gas hob with extractor hood over, integrated dishwasher, space for tall standing fridge freezer, built in gas fired boiler for central heating and domestic hot water, central heating radiator, understairs cupboard, further storage cupboard, two upvc double glazed windows to rear. Fire door to Garage.



DINING KITCHEN



DINING KITCHEN



GARAGE

20'8" max x 10'2" (6.32m max x 3.12m)

having up and over door, two double glazed windows to side and upvc double glazed door to garden.



GUEST CLOAKROOM

3'10" x 2'11" (1.18m x 0.91m)

having low level w.c., central heating radiator and upvc double glazed window to rear.



FIRST FLOOR LANDING

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

BEDROOM ONE

12'7" x 10'11" (3.85m x 3.33m)

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



BEDROOM TWO

10'11" x 9'10" (3.34m x 3.02m)

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



BEDROOM THREE

9'9" x 7'2" (2.98m x 2.19m)

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



BATHROOM

having newly fitted white suite including panelled bath with shower over, low level w.c., wash hand basin, ceramic tiling, chrome heated towel rail and three upvc double glazed windows.

**BATHROOM**

OUTSIDE

There is direct vehicular access over a driveway with parking for a car leading to GARAGE. A fully enclosed rear garden with patio, lawn, flower borders and fenced boundaries.



OUTSIDE

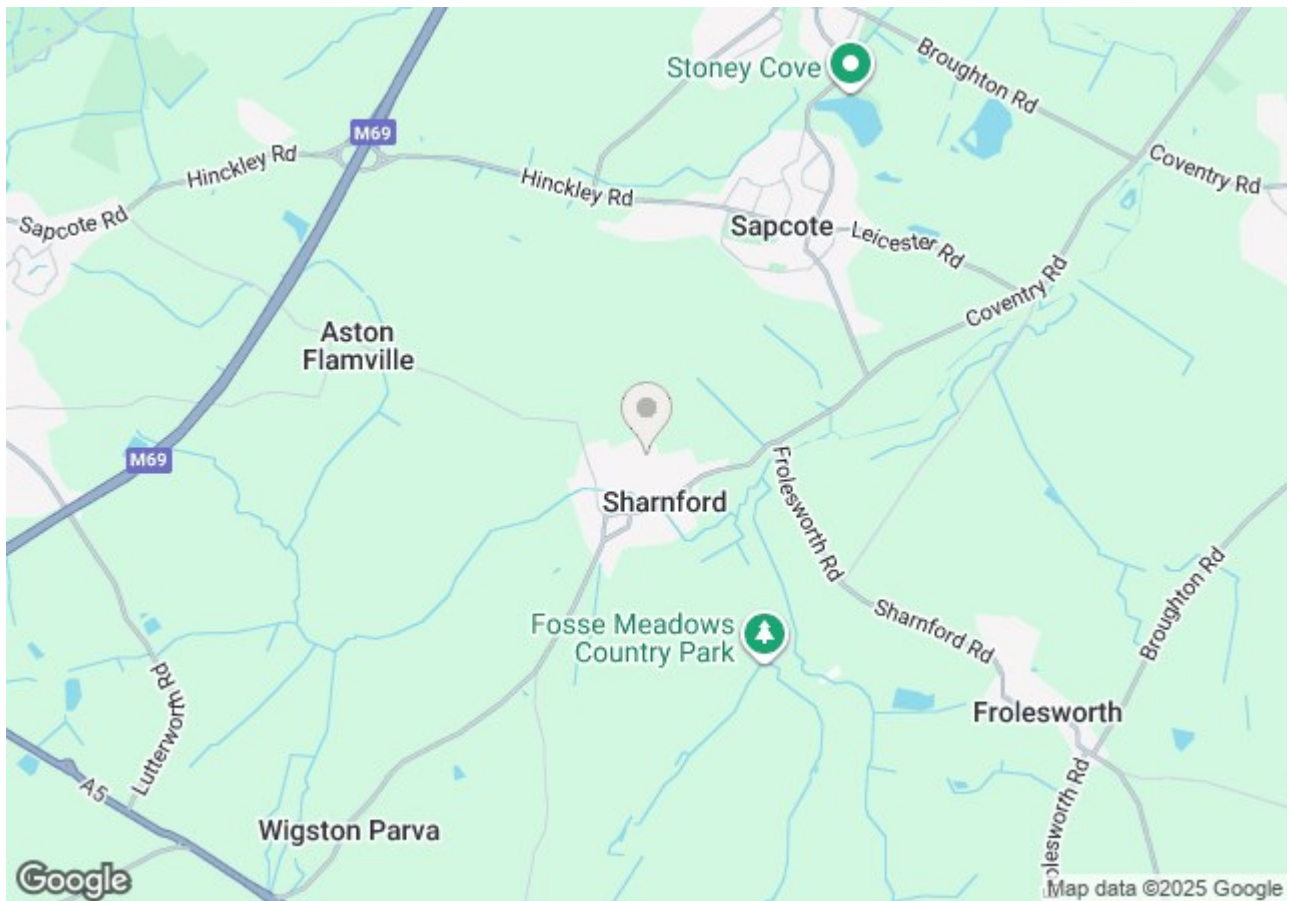


Energy Efficiency Rating

	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		
	70	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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
