

# CASTLE ESTATES

1982

**A WELL PRESENTED AND EXTENDED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE ENJOYING GOOD SIZED PLOT WITH AMPLE OFF ROAD PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION \*\*NO CHAIN\*\***



**16 MAPLE WAY  
EARL SHILTON LE9 7HW**

**Offers In The Region Of £240,000**

- NO CHAIN
- Extended Well Fitted Dining Kitchen
- Three Good Sized Bedrooms
- Concrete Sectional Garage
- Sought After Residential Location
- Attractive Lounge
- Family Bathroom
- Ample Off Road Parking
- Private Lawned Rear Garden
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This well presented, extended semi detached family residence stands on a good sized private plot with ample off road parking, garage and a lawned rear garden. The accommodation enjoys entrance hall, attractive lounge, extended dining kitchen, family bathroom and three good sized bedrooms. Viewing is essential.

It is situated in a sought after residential location on the outskirts of Earl Shilton, yet convenient for local shops, schools and amenities. Commuting via the A47, A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

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

### **ENTRANCE HALL**

6'4 x 5'6 (1.93m x 1.68m )

having upvc double glazed side door, cupboard housing the electric consumer unit, wood effect flooring and central heating radiator. Staircase to the First Floor Landing.



**FAMILY BATHROOM**

5'10 x 5'7 (1.78m x 1.70m)

having modern white suite including P ended panelled bath with rain shower over and glass screen, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, fully tiled walls and upvc double glazed window with obscure glass to side.



## LOUNGE

15'10" x 10'10" (4.83m x 3.30m )

having feature brick fireplace with log burner, tv aerial point, central heating radiator, wood effect flooring and upvc double glazed window to front.



## DINING KITCHEN

19'2 x 10 (5.84m x 3.05m)

KITCHEN AREA having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, built in electric oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, upvc double glazed windows to side and rear. Upvc double glazed door opening onto rear garden.

DINING AREA having central heating radiator and under stairs storage cupboard.





## FIRST FLOOR LANDING

having access to the roof space and central heating radiator.



## BEDROOM ONE

15'10 x 9'2 (4.83m x 2.79m )

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





## BEDROOM TWO

13'6 x 7'9 (4.11m x 2.36m )

having central heating radiator, built in storage cupboard, upvc double glazed windows to rear and side.





**BEDROOM THREE**

7'9 x 7'2 (2.36m x 2.18m )

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



**OUTSIDE**

There is direct vehicular access over a driveway with ample off road parking. Gates leading to further parking and CONCRETE SECTIONAL GARAGE. Pedestrian access to a fully enclosed and private rear garden with paved patio area, lawn and well fenced boundaries. Useful storage area to the side of the property.



**OUTSIDE**



**OUTSIDE**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

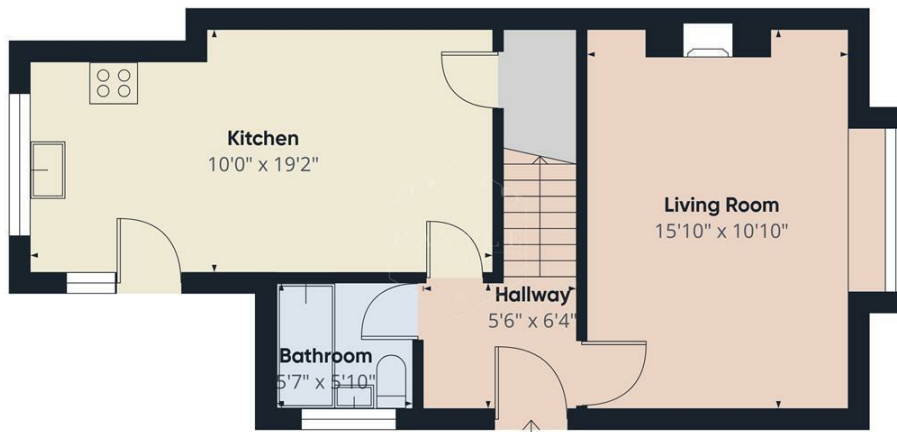
**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Approximate total area<sup>(1)</sup>  
776 ft<sup>2</sup>  
Reduced headroom  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft

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

GIRAFFE360



## **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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