CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH NEWLY LANDSCAPED GARDENS SITUATED IN A SOUGHT AFTER QUIET CUL-DE-SAC LOCATION



11 TOMMY BROWN CLOSE
EARL SHILTON LE9 7NZ

Offers In The Region Of £310,000

- Entrance Vestibule With Guest Cloakroom
- Contemporary Fitted Dining Kitchen
- Two Further Good Sized Bedrooms
- Off Road Parking
- Sought After Quiet Cul-De-Sac Location
- Attractive Lounge
- Master Bedroom With Ensuite
- Luxury Family Bathroom
- Recently Landscaped Rear Garden
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This beautifully presented and much improved detached family residence must be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts entrance vestibule with guest cloakroom off, attractive lounge to front and a contemporary fitted dining kitchen. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and a luxury family bathroom. Outside the property has off road parking and a recently landscaped rear garden.

It is situated in a quiet cul-de-sac location, convenient for Earl Shilton village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

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

Please Note: There is management charge with this property. The charge from August 2026 - July 31st 2027 is £268.84.

ENTRANCE VESTIBULE

3'9 x 3'5 (1.14m x 1.04m)
having composite front door with leaded lights and obscure glass, upvc double glazed window to side and wood effect flooring. Door to Guest Cloakroom.



GUEST CLOAKROOM

5'8 x 3'3 (1.73m x 0.99m)

having low level w.c., wash hand basin, feature panel effect walls to half height, wood effect flooring with under floor heating and upvc double glazed window with obscure glass to front.



LOUNGE

17'6 x 12'10 (5.33m x 3.91m)

having upvc double glazed window to front, feature panel effect wall, mains wired smoke detector, wall mounted tv aerial point and wood effect flooring with under floor heating. Staircase to First Floor Landing with storage cupboard beneath.







DINING KITCHEN

17'6 x 9'7 (5.33m x 2.92m)

having attractive range of contemporary gloss units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset stainless steel sink with mixer tap, space for range master style cooker with splashback and cooker hood over, integrated fridge freezer, integrated washing machine, inset LED lighting, feature panel effect wall with wall light points, wood effect flooring with under floor heating, mains wired smoke detector, upvc double glazed window to rear and upvc double glazed French doors opening onto Garden.









FIRST FLOOR LANDING

9'6 x 3'10 (2.90m x 1.17m)
having spindle balustrading, access to the roof space, mains wired smoke detector, central heating radiator and built in airing cupboard.



MASTER BEDROOM

13'10 x 9'6 (4.22m x 2.90m)

having upvc double glazed window to rear, feature panel effect wall to three quarter height, central heating radiator and wall mounted tv aerial point. Door to Ensuite Shower Room.





ENSUITE SHOWER ROOM

7'8 x 3'11 (2.34m x 1.19m)

having shower cubicle with rain and handheld showers, low level w.c., vanity unit with wash hand basin, chrome heated towel rail, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to rear.

BEDROOM TWO

10 x 8'11 (3.05m x 2.72m)

having central heating radiator, feature panel effect wall and upvc double glazed window to front.



BEDROOM THREE

9'2 x 5'8 (2.79m x 1.73m)

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



FAMILY BATHROOM

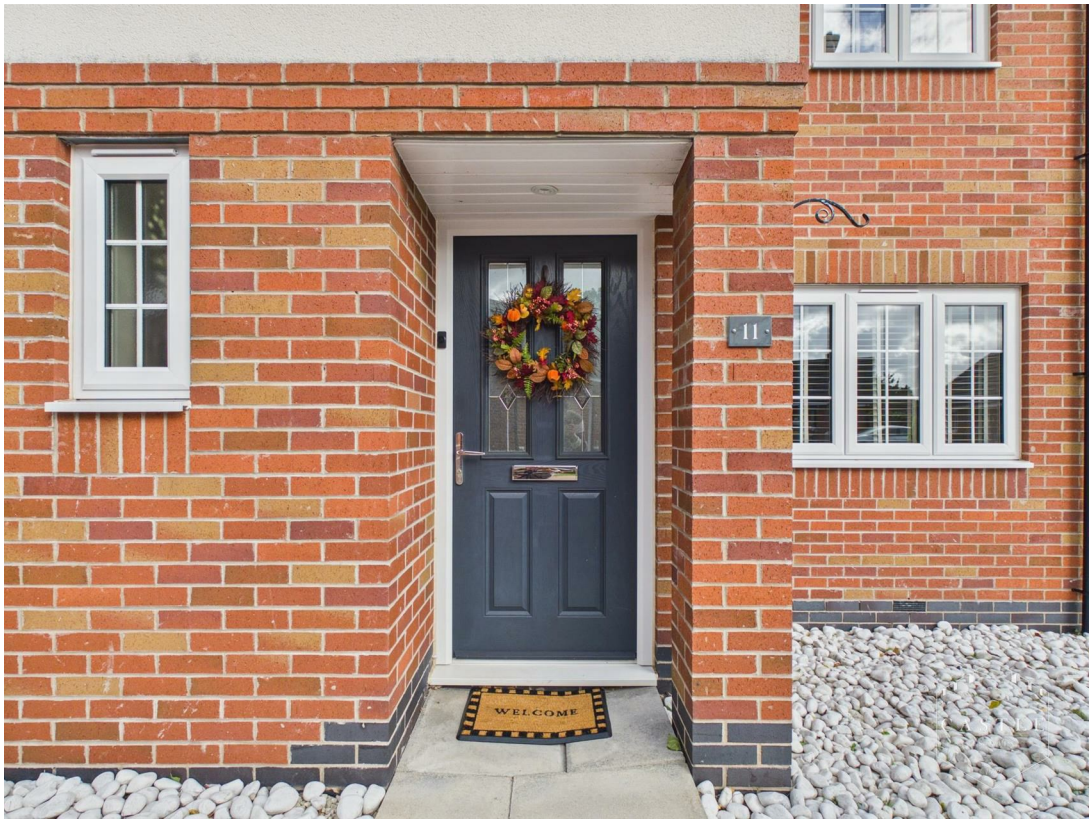
7'6 x 5'5 (2.29m x 1.65m)

having luxury white suite with slipper bath, vanity unit with wash hand basin, low level w.c., black heated towel rail, fully tiled walls and flooring, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to side.



OUTSIDE

A washed pebbled foregarden with path to front door. Direct vehicular access over a block paved driveway with standing for two cars and EV car charger. A fully enclosed recently landscaped garden with porcelain tiled patio area, lawn with raised flower bed and steps down to further seating area, well fenced boundaries and LARGE SUMMER HOUSE being fully boarded with power and light (ideal as outer office/studio).













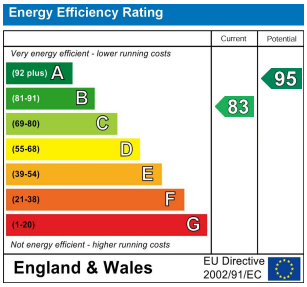
Energy Efficiency Rating

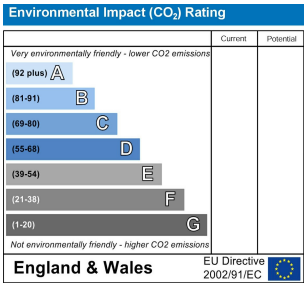
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	95
EU Directive 2002/91/EC		

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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WC
3'3" x 5'8"
Entry
3'9" x 3'5"
Living Room
17'6" x 12'10"
Kitchen
17'6" x 9'7"
Floor 0
Bedroom
5'8" x 9'2"
Landing
3'10" x 9'6"
Bathroom
7'6" x 5'5"
Ensuite
7'8" x 3'11"
Bedroom
10'0" x 8'11"
Bedroom
9'6" x 13'10"
W
S
N
E
Floor 1
Approximate total area(1)
825 ft²
(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.
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