

CASTLE ESTATES

1982

A SPACIOUS AND WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR VILLAGE LOCATION *NO CHAIN*****



**8 MEADOW CLOSE
WOLVEY LE10 3LW**

Price £425,000

- NO CHAIN
- L Shaped Lounge/Dining Room
- Utility Room
- Family Bathroom
- Private Lawned Gardens
- Guest Cloakroom
- Well Fitted Kitchen
- Four Double Bedrooms
- Off Road Parking & Garage
- VIEWING ESSENTIAL



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**** NO CHAIN ** VIEWING HIGHLY RECOMMENDED **** This well presented detached family residence stands on a private plot situated in a popular village location.

The accommodation enjoys entrance porch leading to hall with guest cloakroom off, spacious L shaped lounge/dining room, well fitted kitchen, rear lobby and utility room. To the first floor there are four double bedrooms and a family bathroom. Outside the property has ample off road parking, garage and private lawned rear garden.

COUNCIL TAX BAND & TENURE

Rugby - Band F (Freehold).

ENCLOSED PORCH

7'9 x 3'10 (2.36m x 1.17m)

having upvc double glazed front door and side windows. Wooden door to Hall.

HALL

13'8 x 7'7 (4.17m x 2.31m)

having wood effect flooring, central heating radiator, coved ceiling, wall light points and feature panelled walling to half height. Staircase to First Floor Landing.



GUEST CLOAKROOM

7'5 x 3'10 (2.26m x 1.17m)

having integrated low level w.c., wash hand basin and vanity cabinets, central heating radiator and upvc double glazed window with obscure glass to front.



L SHAPED LOUNGE/DINING ROOM

24 x 11'11 (7.32m x 3.63m)

having upvc double glazed window to front, feature log burner with beam over, tv aerial point, coved ceiling, wood effect flooring and upvc double glazed sliding patio doors opening onto Garden. Square archway to Sitting Area.







L SHAPED LOUNGE/DINING ROOM (Sitting Area)

10'10 x 9'10 (3.30m x 3.00m)

having wood effect flooring, tv aerial point, coved ceiling and upvc double glazed window to rear.



KITCHEN

13 x 9'10 (3.96m x 3.00m)

having range of fitted gloss units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in double oven, ceramic hob with stainless steel splashback and cooker hood over, panelled walls, inset LED lighting and upvc double glazed window to rear.



REAR LOBBY

having door to utility room and door to outside.

UTILITY ROOM

6 x 5'5 (1.83m x 1.65m)

having fitted base unit with sink and wall cupboard, space and plumbing for washing machine, floor standing boiler for central heating and domestic hot water.



FIRST FLOOR LANDING

12'10 x 7'7 (3.91m x 2.31m)

having central heating radiator, access to the roof space and upvc double glazed window to rear.



BEDROOM ONE

12'9 x 11'2 (3.89m x 3.40m)

having range of fitted wardrobes, central heating radiator and upvc double glazed window to front.





BEDROOM TWO

13 x 9'10 (3.96m x 3.00m)

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



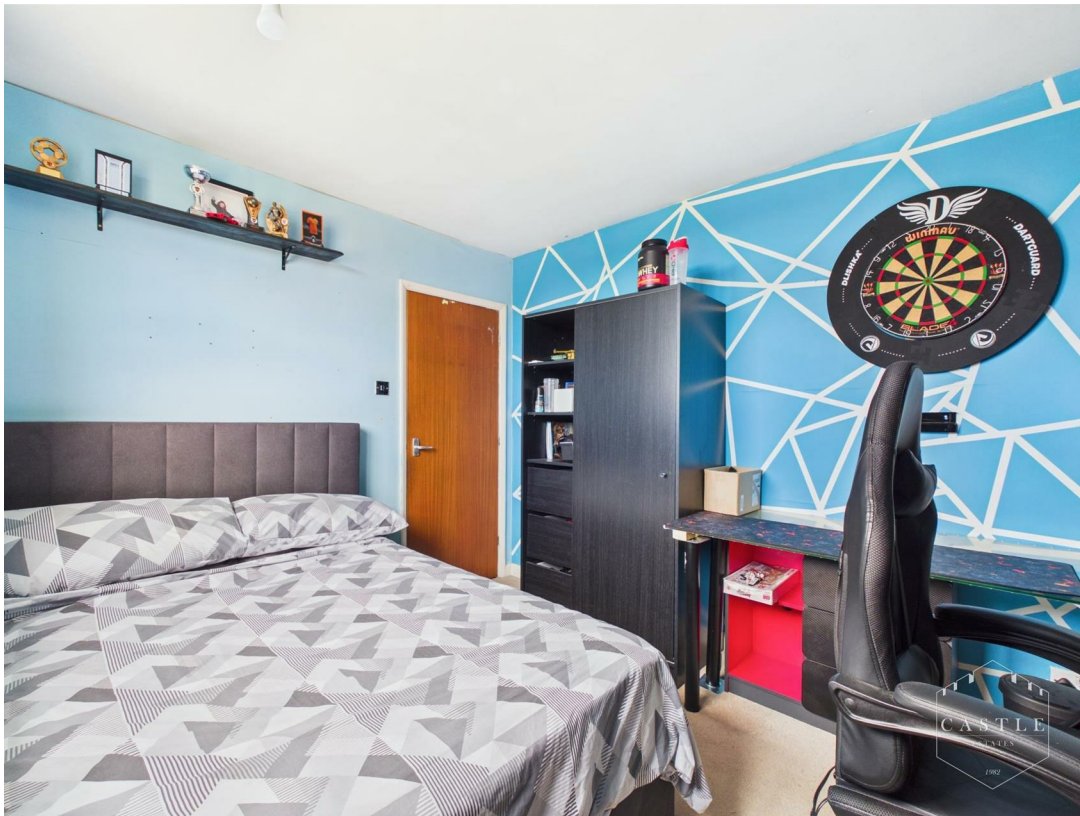


BEDROOM THREE

12'1 x 9'5 (3.68m x 2.87m)

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





BEDROOM FOUR

11'8 x 10'6 (3.56m x 3.20m)

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

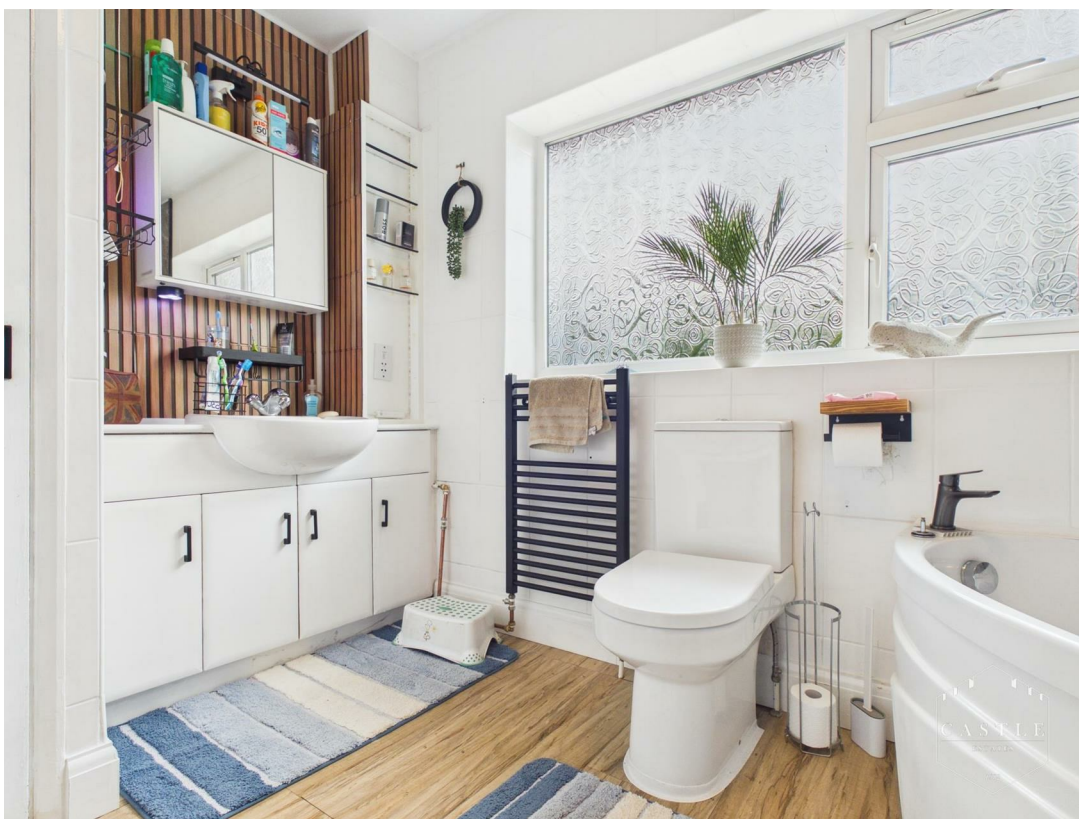




FAMILY BATHROOM

10'10 x 8'3 (3.30m x 2.51m)

having corner bath, separate shower cubicle, low level w.c., vanity unit with wash hand basin, heated towel rail, wood effect flooring, shaver point, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.





OUTSIDE

There is direct vehicular access over a good sized driveway leading to GARAGE (18 X 10'3) having electric roller door, side window and door to rear lobby. A lawned foregarden. Pedestrian access to a private fully enclosed rear garden with deck patio, lawn, water feature and well fenced boundaries. SUMMER HOUSE (12'8 x 9'2)









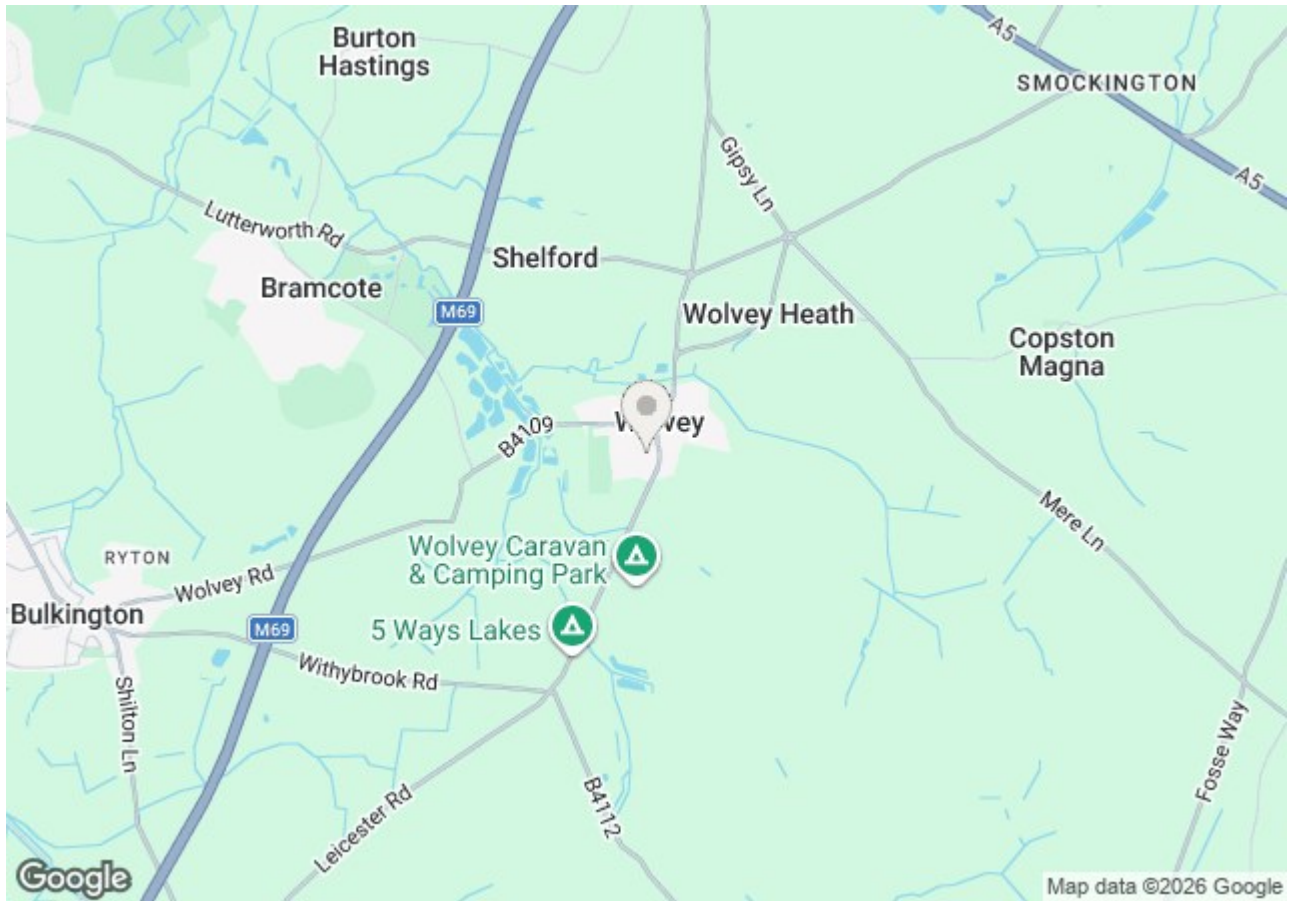


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

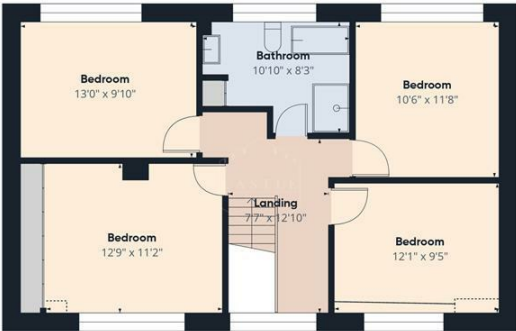
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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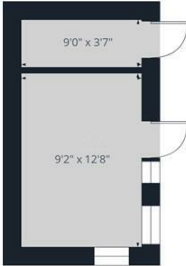
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
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England & Wales EU Directive 2002/91/EC 				England & Wales EU Directive 2002/91/EC 			



Floor 0 Building



Floor 1 Building 1



Floor 0 Building

Approximate total area⁽ⁿ⁾

1819 ft²

Reduced headroom

13 ft²

(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.

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
