

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE STOREY FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION**



**85 WESTFIELD AVENUE  
EARL SHILTON LE9 7RS**

**Offers In The Region Of £265,000**

- Entrance Hall
- Attractive Lounge To Rear
- Three First Floor Bedrooms
- Second Floor Master Bedroom With Ensuite
- Lawned Rear Garden
- Good Sized Kitchen
- Guest Cloakroom
- Family Bathroom
- Off Road Parking
- Popular & Convenient Residential Location



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www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** This recently built three storey semi detached family residence enjoys entrance hall, well fitted kitchen opening onto lounge to rear and a guest cloakroom. To the first floor there are three good sized bedrooms and a family bathroom. On the second floor is the master bedroom with ensuite. Outside the property has off road parking, lawned gardens front and rear.

It is situated in a convenient location ideal for all local shops, schools, amenities and transport links.

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

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

### **ENTRANCE HALL**

7'2 x 5'2 (2.18m x 1.57m )

having composite front door, central heating radiator and staircase to First Floor Landing.



CASTLE

## KITCHEN AREA

11'8 x 6'10 (3.56m x 2.08m )

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven, ceramic hob with stainless steel splashback and cooker hood over, space for American style fridge freezer, space and plumbing for washing machine, central heating radiator, wood effect flooring and upvc double glazed window to front.



## LOUNGE AREA

16'8 x 9'9 (5.08m x 2.97m)

having matching wood effect flooring, central heating radiator and under stairs storage cupboard. Upvc double glazed bi-fold doors opening onto Garden.



## GUEST CLOAKROOM

5'8 x 3'6 (1.73m x 1.07m )

having low level w.c., pedestal wash hand basin, central heating radiator and ceramic tiled splashbacks.



## FIRST FLOOR LANDING

10'1 x 3'6 (3.07m x 1.07m )

having upvc double glazed window to side, wood effect flooring, feature spindle balustrading and staircase to Second Floor Landing.

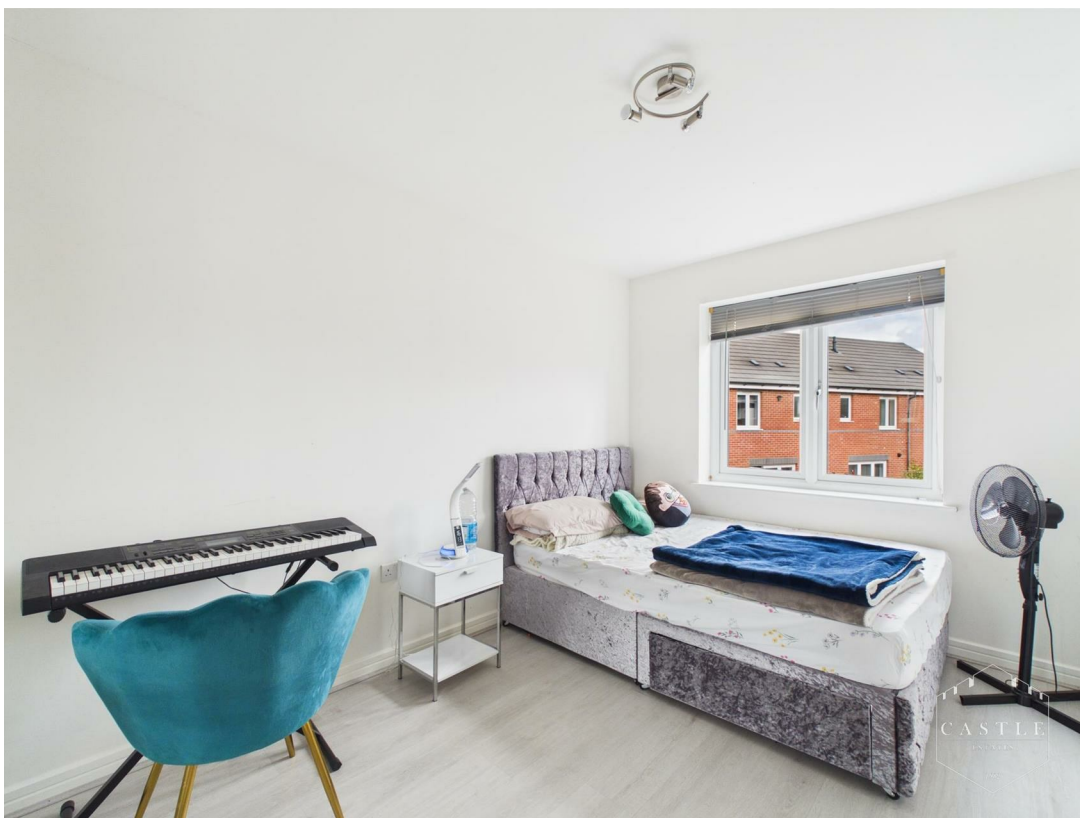


CASTLE  
INSURANCE

**BEDROOM TWO**

13'2 x 9'2 (4.01m x 2.79m )

having wood effect flooring, central heating radiator and upvc double glazed window to rear.



**BEDROOM THREE**

12'2 x 9'2 (3.71m x 2.79m)

having wood effect flooring, central heating radiator and upvc double glazed window to front.



## BEDROOM FOUR

9'1 x 8 (2.77m x 2.44m)

having having wood effect flooring, central heating radiator and upvc double glazed window to rear.



## BATHROOM

7'1 x 5'6 (2.16m x 1.68m )

having modern suite including panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



## SECOND FLOOR LANDING

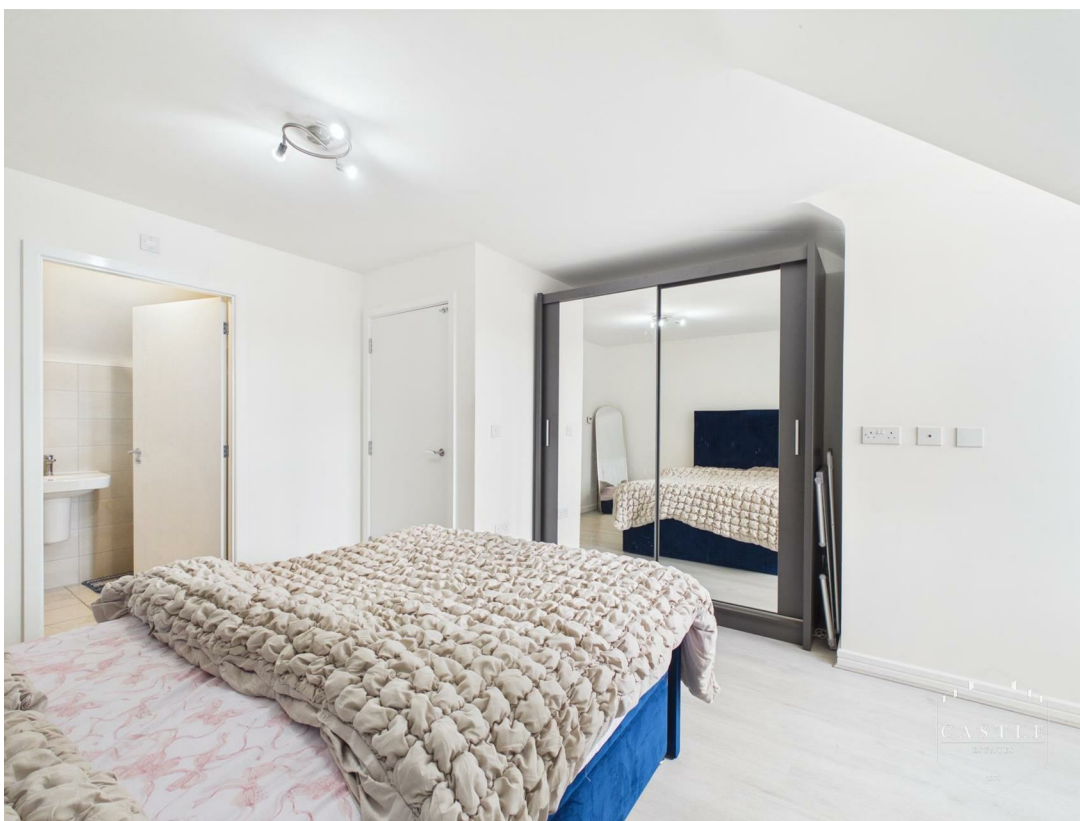
4 x 3'5 (1.22m x 1.04m )

having upvc double glazed window to side.

**MASTER BEDROOM**

12'7 x 12'2 (3.84m x 3.71m )

having built in wardrobes, eaves storage, central heating radiator and upvc double glazed window to front. Door to Ensuite Shower Room.



## ENSUITE SHOWER ROOM

8 x 4'8 (2.44m x 1.42m )

having fully tiled shower cubicle with shower over, low level w.c, pedestal wash hand basin, chrome heated towel rail and ceramic tiled splashbacks.



## STORAGE/BOILER ROOM

7'7 x 4 (2.31m x 1.22m )

having gas fired boiler for central heating and domestic hot water.

## OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars. A lawned foregarden with path up to front door. Pedestrian access to a fully enclosed lawned rear garden with patio and well fenced boundaries.





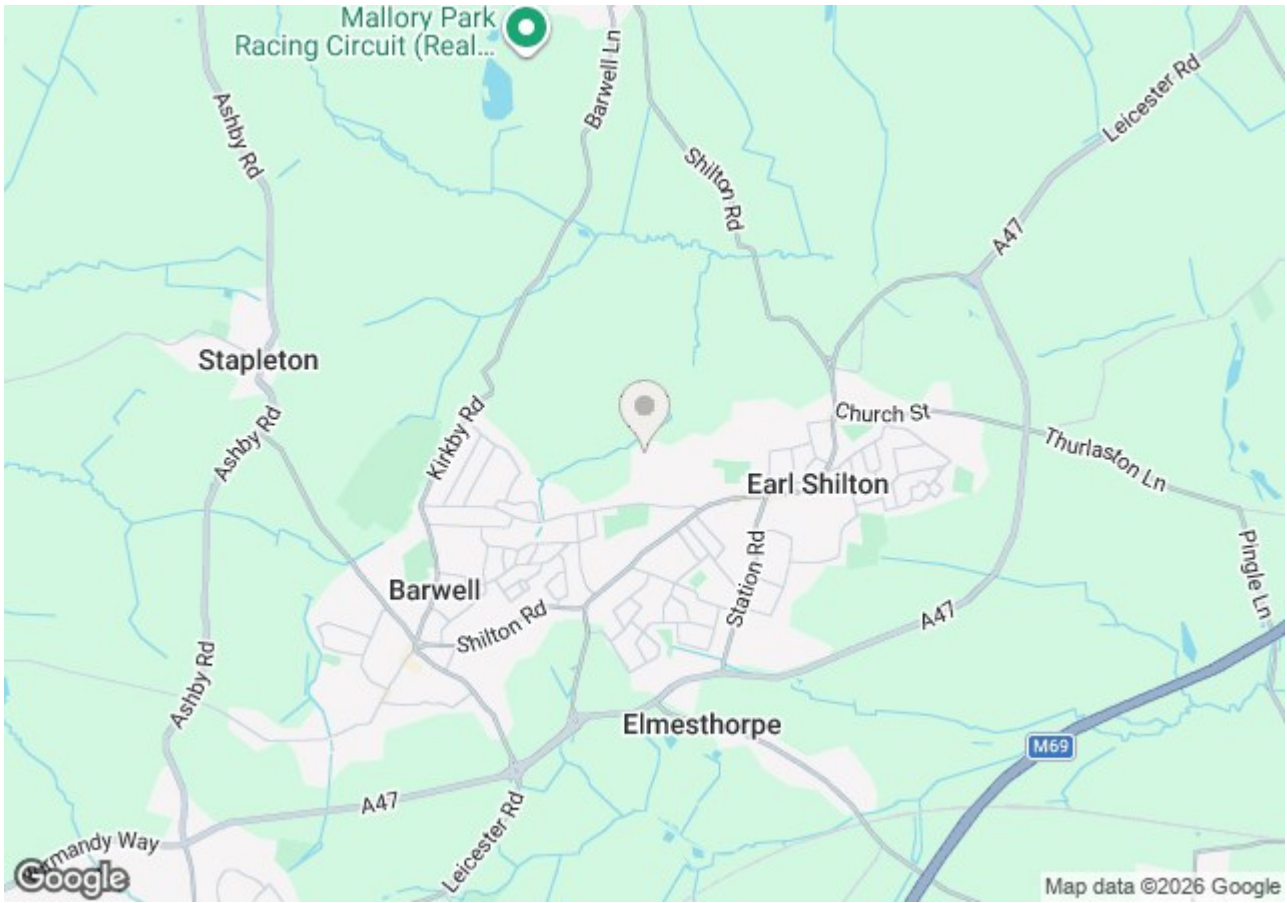


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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	

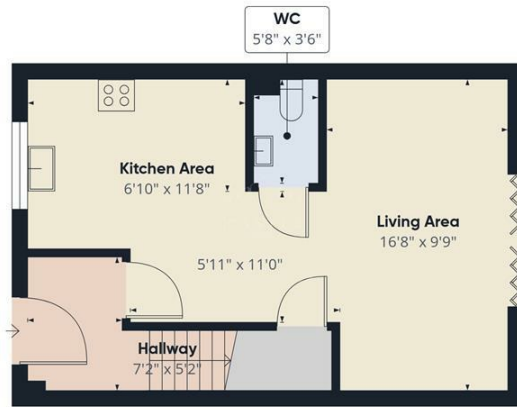
**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
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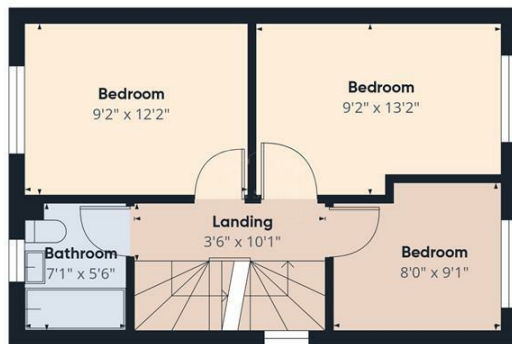


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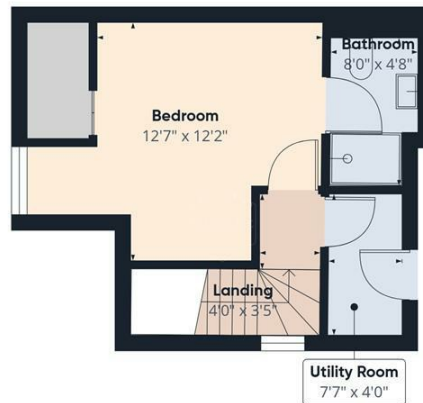
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Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1052 ft<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.

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## **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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