CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A LARGE PLOT WITH AMPLE OFF ROAD PARKING, GARAGE AND GOOD SIZED REAR GARDEN



21 KING RICHARDS HILL
EARL SHILTON LE9 7EY

Offers In The Region Of £230,000

- NO CHAIN - VIEWING ESSENTIAL
- Spacious Lounge
- Well Fitted Kitchen
- Family Bathroom
- Sizeable Lawned Rear Garden
- Entrance Vestibule
- Separate Dining Room
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Popular Residential Location

CASTLE ESTATES 1982

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info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** NO CHAIN - VIEWING ESSENTIAL ** This well presented semi detached family residence stands on a sizeable plot with ample off road parking, garage and rear garden.

The accommodation enjoys entrance vestibule, lounge, separate dining room and a well fitted kitchen. To the first floor there are three good sized bedrooms and a family bathroom.

It is situated on the eastern outskirts in a small popular modern development with open countryside close by. Earl Shilton town centre is approximately three quarters of a mile away with its range of shops, schools and amenities. Commuters will find easy access via the A47, A5 and M69 junctions making travelling to further afield excellent.

COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

having upvc double glazed front door with obscure glass and wood effect flooring. Door to Lounge.

LOUNGE

14'11 x 13'3 (4.55m x 4.04m)
having feature brick fireplace, wood effect flooring, central heating radiator, beamed ceiling, wall light points, upvc double glazed windows to front and rear. Feature staircase to First Floor Landing.







DINING ROOM

9'9 x 7'6 (2.97m x 2.29m)

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





KITCHEN

11'4 x 7'2 (3.45m x 2.18m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven, gas hob with cooker hood over, space and plumbing for washing machine, space for fridge, central heating radiator, upvc double glazed window to rear and door opening onto garden.





FIRST FLOOR LANDING

having upvc double glazed window to side.

BEDROOM ONE

10 x 8'4 (3.05m x 2.54m)
having built in wardrobe, central heating radiator and upvc double glazed window to front.





BEDROOM TWO

9'10 x 8'9 (3.00m x 2.67m)
having central heating radiator and upvc double glazed window to front.





BEDROOM THREE

7'4 x 6'5 (2.24m x 1.96m)

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



BATHROOM

7'1 x 5'11 (2.16m x 1.80m)

having panelled bath, vanity unit with wash hand basin, low level w.c., central heating radiator, fully tiled walls, wood effect flooring and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE (16'4 x 8'7) with up and over door, personal door to garden. Pedestrian access to a fully enclosed, sizeable rear garden with block paved patio, lawn, mature shrubs, trees and well fenced boundaries.






CASTLE ESTATES
FOR SALE

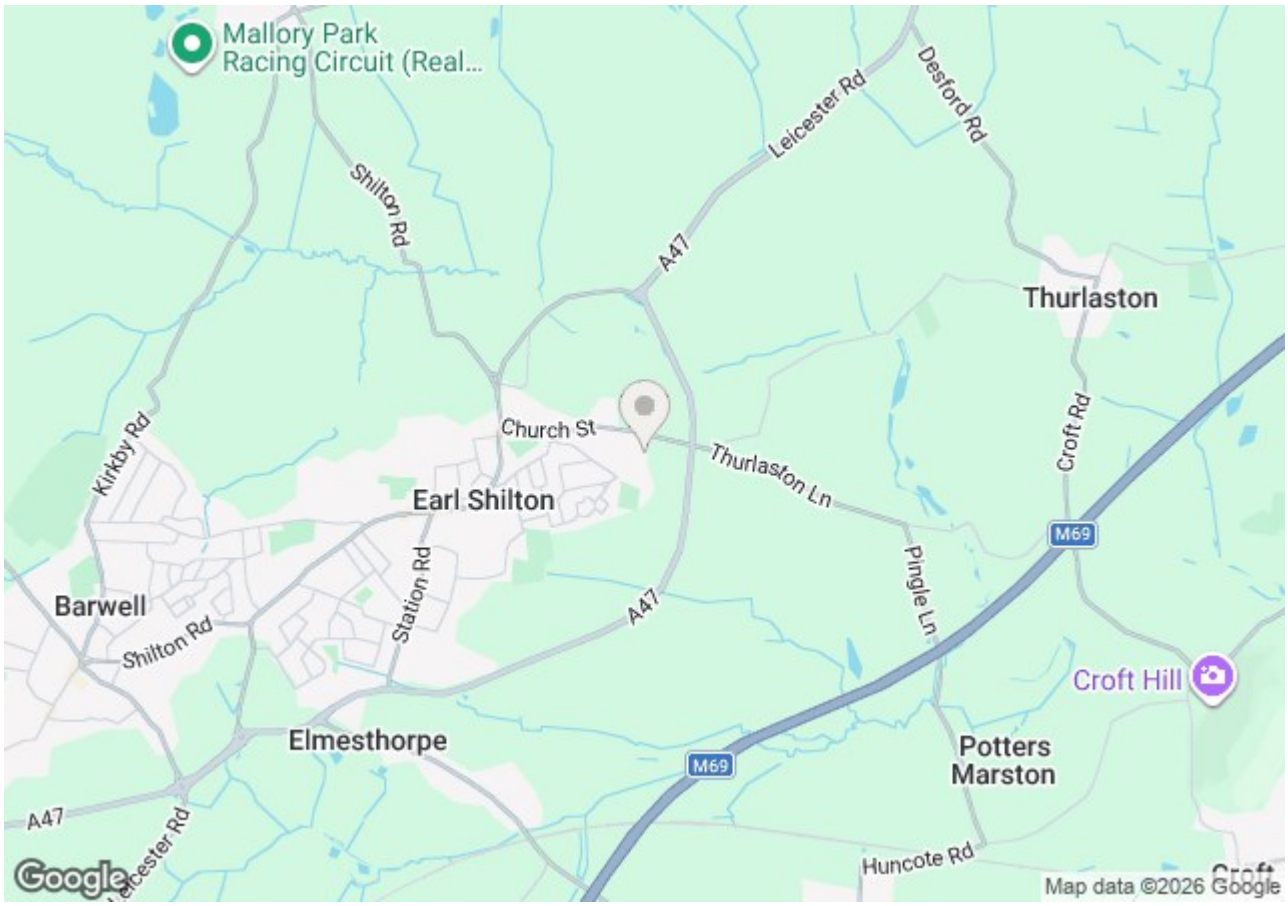


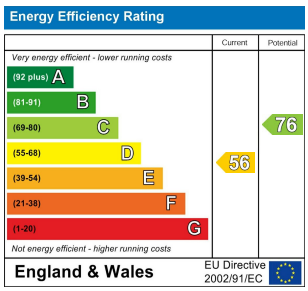
Energy Efficiency Rating

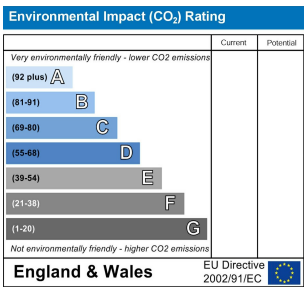
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

817 ft²

Reduced headroom

14 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.

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