

CASTLE ESTATES

1982

A SUPERB, BEAUTIFULLY PRESENTED EXTENDED AND MUCH IMPROVED FIVE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PRIVATE PLOT SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION



34 DOCTORS FIELDS EARL SHILTON LE9 7HN

Offers In The Region Of £450,000

- Impressive Hall
- Attractive Lounge
- Utility Room & Guest Cloakroom
- Four Further Bedrooms
- Ample Off Road Parking & Garage
- Useful Ground Floor Study/Family Room
- Superb Open Plan Living Kitchen
- Master Bedroom With Dressing Room & Ensuite
- Contemporary Fitted Family Bathroom
- Landscaped Private Rear Garden



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**** VIEWING ESSENTIAL **** Situated in the desirable area of Doctors Fields in Earl Shilton, this superb semi-detached house offers a wonderful blend of space and modern living. With an impressive 2280ft square feet of well-designed accommodation, this property has been extended and significantly improved, making it an ideal family home.

The layout is both practical and stylish, ensuring that every corner of the home is utilised to its fullest potential.

Upon entering, you will find impressive entrance hall, two inviting reception rooms and a superb open plan living kitchen with bi-fold doors opening onto sizeable rear garden providing ample space for relaxation and entertaining. To the first floor there is a master bedroom with dressing room and ensuite, four further bedrooms and a luxury family bathroom.

Set on a good-sized private plot, the property benefits from ample parking and a good sized garage. The rear garden is landscaped with children's play area and vegetable plot.

The location is particularly sought after, being situated in a non-estate residential area yet close to all local shops, schools and amenities.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

19 x 5'9 (5.79m x 1.75m)

having composite front door with feature window above and sides with obscure glass, built in cupboard, designer central heating radiator, oak herringbone flooring and inset LED lighting. Feature glass panelled staircase to First Floor Landing.



STUDY/FAMILY ROOM

13'2 x 9'8 (4.01m x 2.95m)

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



LOUNGE

16'2 x 13'3 (4.93m x 4.04m)

having bespoke feature media wall with fire beneath and panelling to side, designer central heating radiator, inset LED lighting and upvc double glazed bay window to front.





OPEN PLAN KITCHEN - Kitchen/Dining Area

28'5 x 12'8 (8.66m x 3.86m)

having an excellent range of contemporary fitted units including base units, drawers and wall cupboards, contrasting quartz work surfaces, splashbacks and upstands, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, integrated fridge freezer, integrated dishwasher, inset LED lighting, two designer central heating radiators, oak herringbone flooring, tv aerial point, sky lights and upvc double glazed window to rear. Bi-Fold doors opening onto Rear Patio.











OPEN PLAN KITCHEN - Living Area

13'7 x 8'5 (4.14m x 2.57m)

having range of built in storage, wood effect flooring and inset LED lighting.



UTILITY ROOM

12'11 x 6'5 (3.94m x 1.96m)

having range of fitted base units and wall cupboards, matching work surfaces with inset sink, space and plumbing for washing machine, inset LED lighting, central heating radiator and upvc double glazed door to side.



GUEST CLOAKROOM

7'7 x 3'3 (2.31m x 0.99m)

having low level w.c., vanity unit with wash hand basin and central heating radiator.



FIRST FLOOR LANDING

13'3 x 10'9 (4.04m x 3.28m)

having feature glass balustrade and access to the roof space.

MASTER BEDROOM

14'9 x 10'10 (4.50m x 3.30m)

having designer central heating radiator, inset LED lighting and upvc double glazed window to rear.





DRESSING ROOM

7'5 x 5'5 (2.26m x 1.65m)

having fitted shelving, chest of drawers, hanging rails and inset LED lighting.

ENSUITE SHOWER ROOM

8'8 x 6'9 (2.64m x 2.06m)

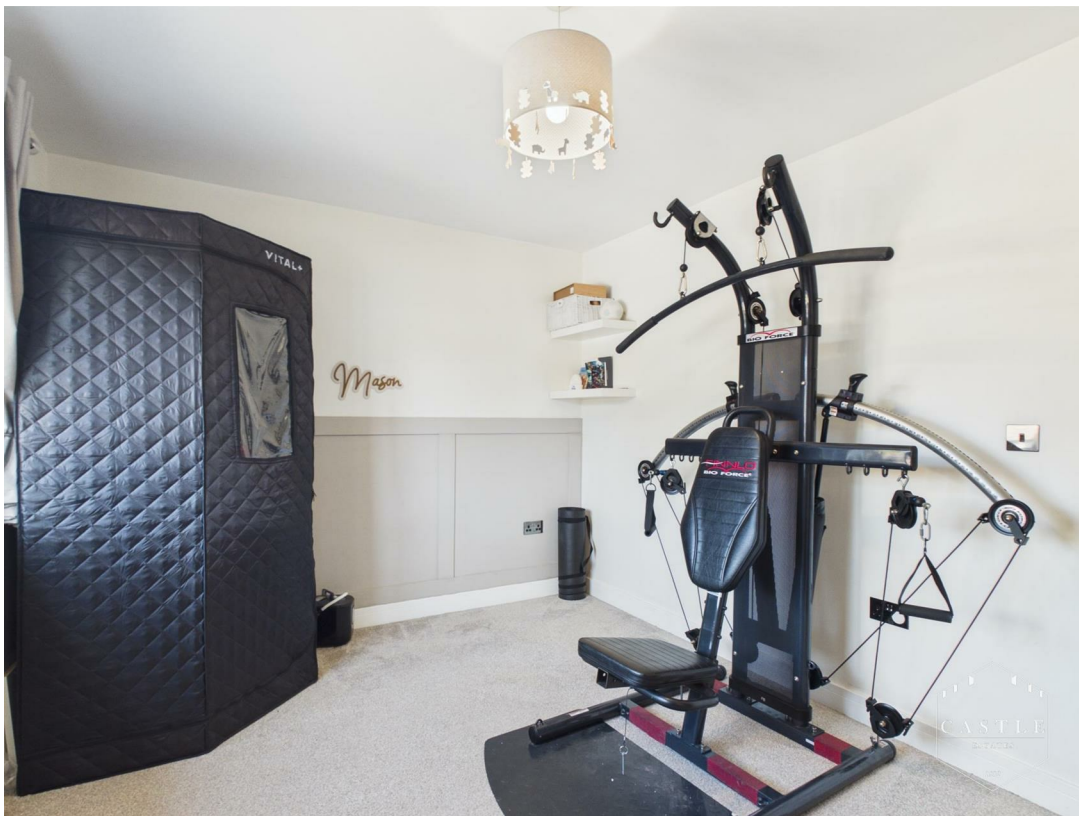
having shower cubicle, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, white heated towel rail, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to side.



BEDROOM TWO

13'2 x 9'6 (4.01m x 2.90m)

having feature panelled wall to half height, central heating radiator and upvc double glazed window to front.



BEDROOM THREE

12 x 9'9 (3.66m x 2.97m)

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



BEDROOM FOUR

11'8 x 9'8 (3.56m x 2.95m)

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



BEDROOM FIVE

7'3 x 5'10 (2.21m x 1.78m)

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



FAMILY BATHROOM

9'6 x 8'10 (2.90m x 2.69m)

having Jacuzzi bath, walk in shower cubicle, low level w.c., vanity unit with 'his and hers' sinks, ladder style heated towel rail, ceramic tiled splashbacks, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to side.





OUTSIDE

There is direct vehicular access over a good sized slate driveway with standing for numerous cars leading to GARAGE (18'9 X 11'2) having electric door to front and rear. A fully enclosed rear garden with feature porcelain patio/seating area with glass panel balustrade and steps down to lawn, further resin seating area, children's and vegetable areas, well fenced boundaries and outside lighting.













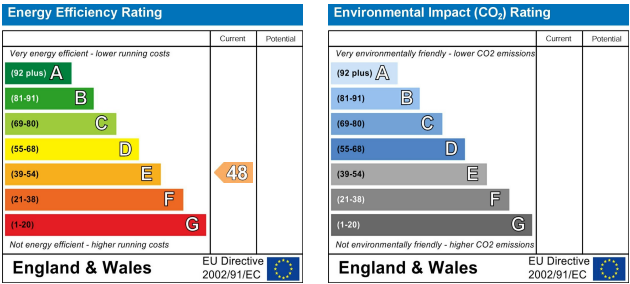
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
2280 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.

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
