

# CASTLE ESTATES

1982

**A WELL PRESENTED, EXTENDED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION**



**43 RUSSETT CLOSE  
BARWELL LE9 8HZ**

**Offers In The Region Of £225,000**

- Entrance Hall With Guest Cloakroom
- Good Sized Lounge
- Two First Floor Double Bedrooms
- Second Floor Master Bedroom With Dressing Room & Ensuite
- Well Tended Gardens
- Contemporary Fitted Kitchen
- Upvc Double Glazed Sun Room
- Family Bathroom
- Ample Parking & Garage
- Popular & Convenient Location



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**\*\* VIEWING ESSENTIAL \*\*** This well presented, extended and much improved three storey semi detached family residence enjoys well proportioned accommodation throughout and internal viewing is highly recommended.

The accommodation boasts of an entrance hall with guest cloakroom off, sizeable lounge opening onto an upvc double glazed sun room and a well fitted kitchen. To the first floor there are two double bedrooms and a family bathroom. The master bedroom is on the second floor having an ensuite dressing room and shower room. Outside the property has parking for a car, garage and lawned gardens.

It is situated in a popular and convenient cul-de-sac location within easy walking distance of local shops, schools and amenities. Commuting via the A47, A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. The property is also close to open countryside.

## **VIEWING**

By arrangement through the Agents.

## **COUNCIL TAX BAND & TENURE**

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

## **ENTRANCE HALL**

12'9 x 3'3 (3.89m x 0.99m )

having composite front door, central heating radiator, inset LED lighting and wood effect flooring. Square archway to Kitchen.

## **GUEST CLOAKROOM**

having low level w.c., pedestal wash hand basin and wood effect flooring.



## KITCHEN

12'10 x 6'3 (3.91m x 1.91m )

having an attractive range of Shaker style units including base units, drawers and wall cupboards with under lighting, contrasting butchers block work surfaces and upstand, inset sink with mixer tap and rinsing bowl, space for rangemaster style cooker with splashback and cooker hood over, space for upright fridge freezer, built in microwave, space and plumbing for washing machine, central heating radiator, matching breakfast bar, wood effect flooring, inset LED lighting and upvc double glazed window to front.





## LOUNGE

26'3" x 13' (8.00m x 3.96m)

having designer central heating radiator, tv aerial point, under stairs storage cupboard and inset LED lighting. Square archway to Sun Room.





## SUN ROOM

having central heating radiator, wood effect flooring, glass panelled roof, upvc double glazed windows and French doors opening onto Rear Garden. Fire door to Garage.





## FIRST FLOOR LANDING

having spindle balustrading and central heating radiator.

## BEDROOM TWO

12'10 x 11'4 (3.91m x 3.45m )

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



### BEDROOM THREE

12'10 x 9 (3.91m x 2.74m)

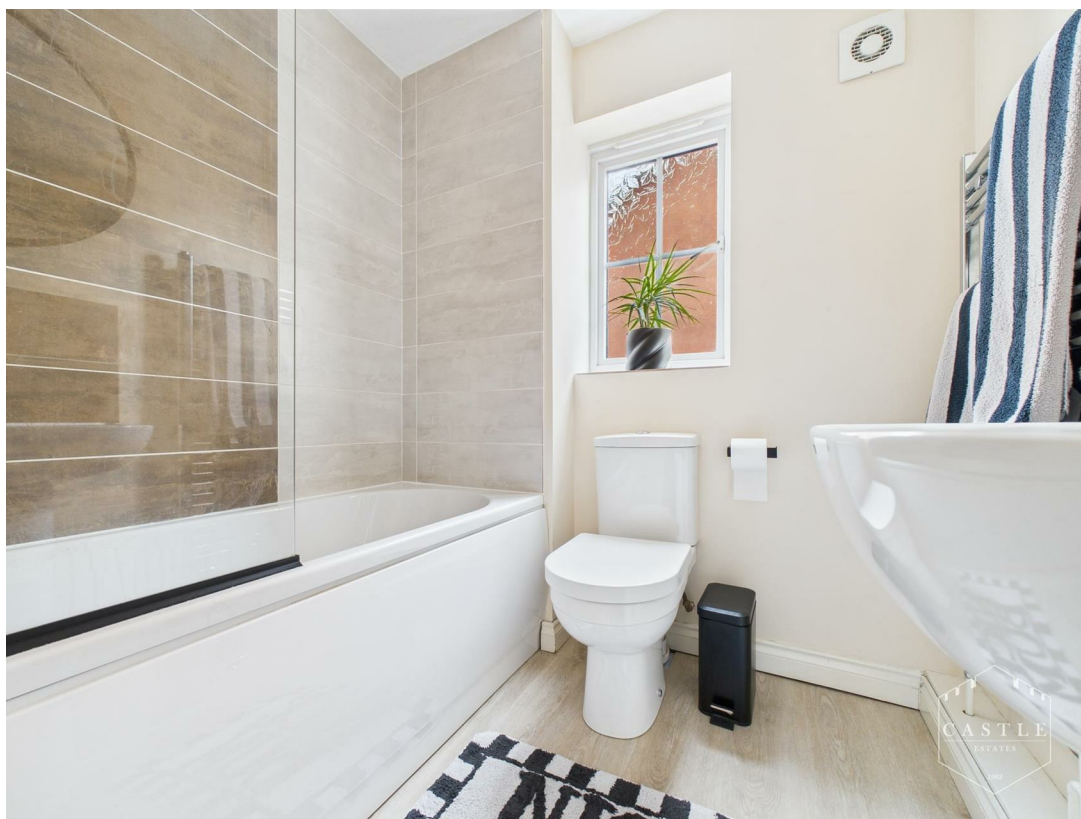
having central heating radiator and two upvc double glazed windows to front.



## BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



## SECOND FLOOR

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## MASTER BEDROOM

12'11 x 12'9 (3.94m x 3.89m )

having upvc double glazed window to front, central heating radiator, built in cupboard, tv aerial point, access to the roof space and archway to Dressing Room.



**DRESSING ROOM**

10'3 x 6'5 (3.12m x 1.96m )

having velux roof light, central heating radiator, inset LED lighting and door to Ensuite.



## ENSUITE SHOWER ROOM

7'1 x 6'3 (2.16m x 1.91m )

having double shower cubicle, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail, extractor fan, inset LED lighting and velux roof light.

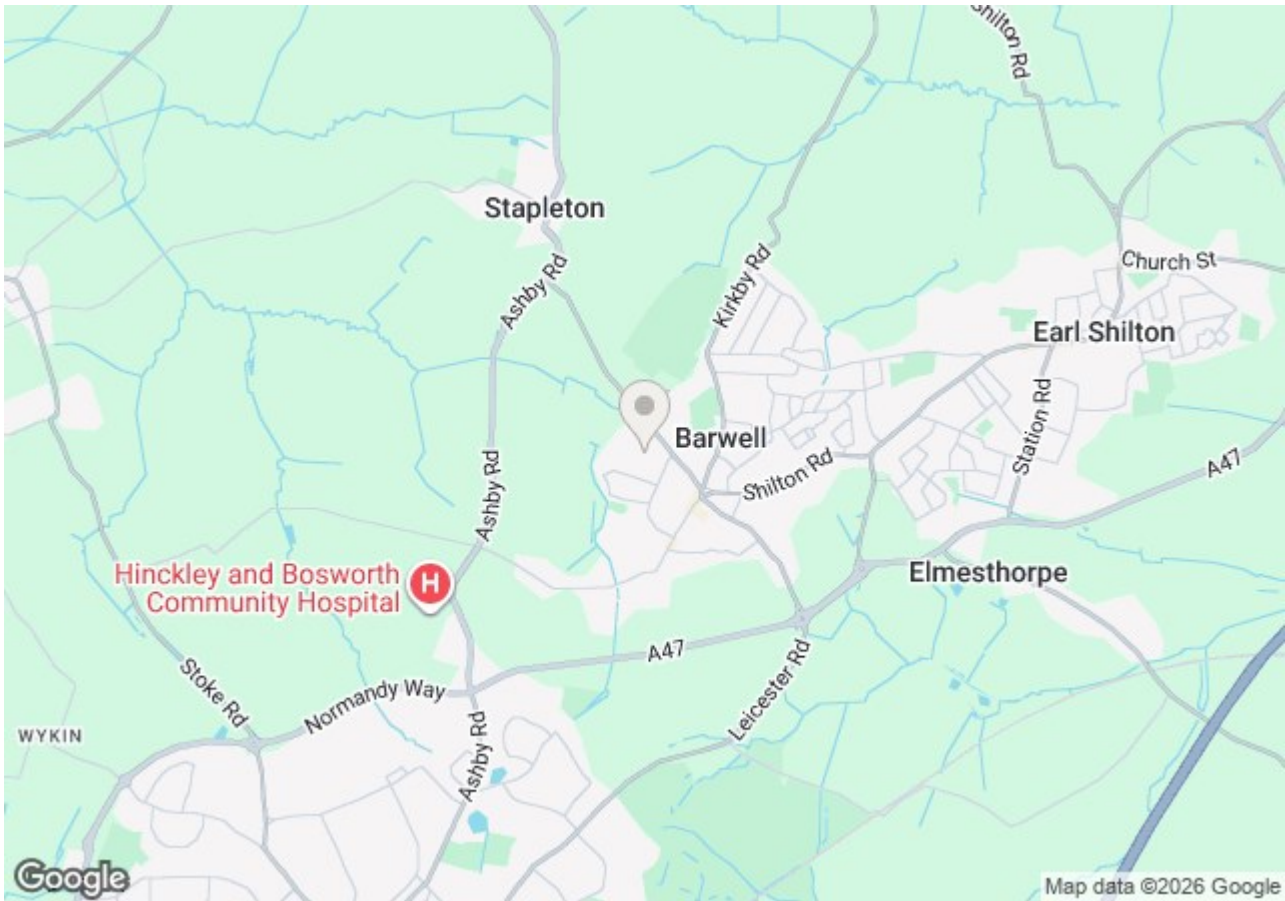
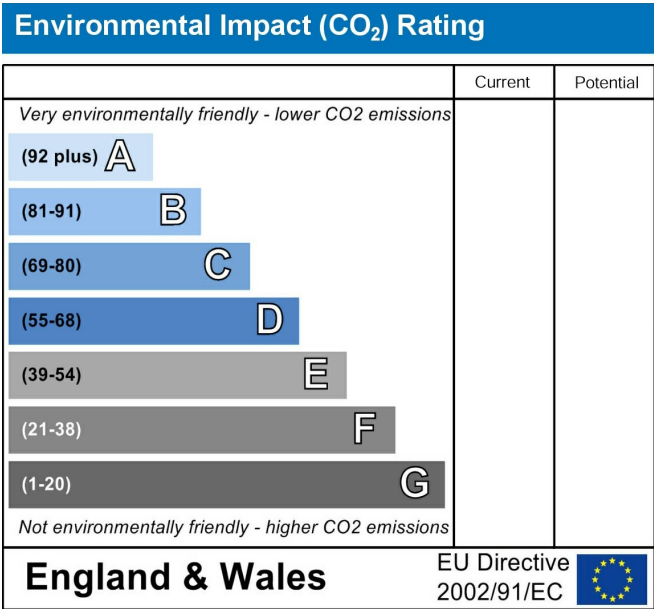
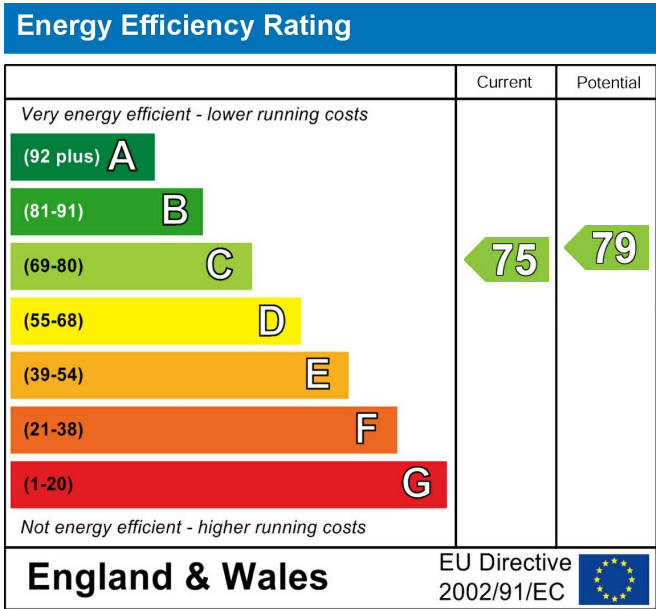


## OUTSIDE

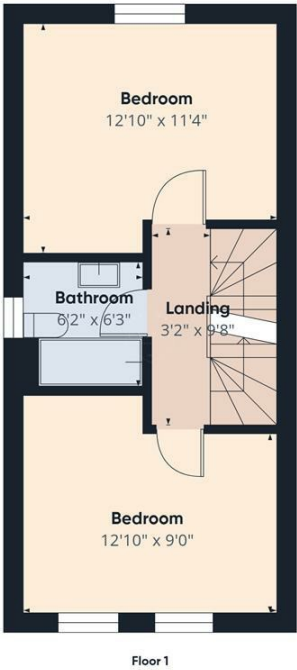
There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE (17'3 x 8'11) having up and over door, power, light and rear personal door. A lawned foregarden. A fully enclosed rear garden with lawn, patio area, mature shrubs and well fenced boundaries.







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



Approximate total area<sup>(1)</sup>  
1253 ft<sup>2</sup>  
Reduced headroom  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft

Calculations reference the RICS (PMS 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

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