

# CASTLE ESTATES

1982

**A WELL PRESENTED RECENTLY BUILT FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH AMPLE PARKING, DOUBLE GARAGE AND A PRIVATE REAR GARDEN SITUATED IN A POPULAR VILLAGE LOCATION**



## **4 BUTLER CLOSE SHARNFORD LE10 3QE**

**Offers In The Region Of £550,000**

- Entrance Hall With Guest Cloakroom
- Contemporary Fitted Dining Kitchen
- Attractive Lounge Opening Onto Garden
- Three Further Good Sized Bedrooms
- Ample Parking & Detached Double Garage
- Ground Floor Study
- Utility Room
- Master Bedroom With Ensuite
- Family Bathroom
- Private Well Tended Rear Garden



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**\*\* VIEWING IS ESSENTIAL \*\*** This well presented recently built detached family residence enjoys many attractive features and viewing is highly recommended.

The accommodation boasts impressive hall with guest cloakroom, useful study, contemporary fitted dining kitchen, separate utility room and attractive lounge opening onto the private rear garden. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking, double garage and well tended gardens.

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

Blaby Council - Band F (Freehold).

### **ENTRANCE HALL**

13'6 x 8'2 (4.11m x 2.49m )

having composite front door, upvc triple glazed window to front, central heating radiator and coved ceiling. Spindle balustraded staircase to the First Floor Landing.



## GUEST CLOAKROOM

5'4 x 3'10 (1.63m x 1.17m )

having integrated low level w.c., wash hand basin and chrome heated towel rail.



## STUDY

9'2 x 9 (2.79m x 2.74m )

having central heating radiator, coved ceiling and upvc triple glazed window to front.



## DINING KITCHEN

24'2 x 13'4 (7.37m x 4.06m)

having range of contemporary gloss units including base units, drawers and wall cupboards, matching Quartz work surfaces and inset sink with mixer tap, built in Neff oven, microwave, induction hob and cooker hood, space for American style fridge freezer, inset LED lighting, coved ceiling, central heating radiator, upvc triple glazed windows to front and rear.





## UTILITY ROOM

6'11 x 6'7 (2.11m x 2.01m )

having flyover work surfaces with inset sink, space and plumbing beneath for washing machine and tumble dryer, wall cupboards, gas fired boiler for central heating and domestic hot water, central heating radiator, coved ceiling, extractor fan and composite door to Garden.



## LOUNGE

14'6 x 12'10 (4.42m x 3.91m )

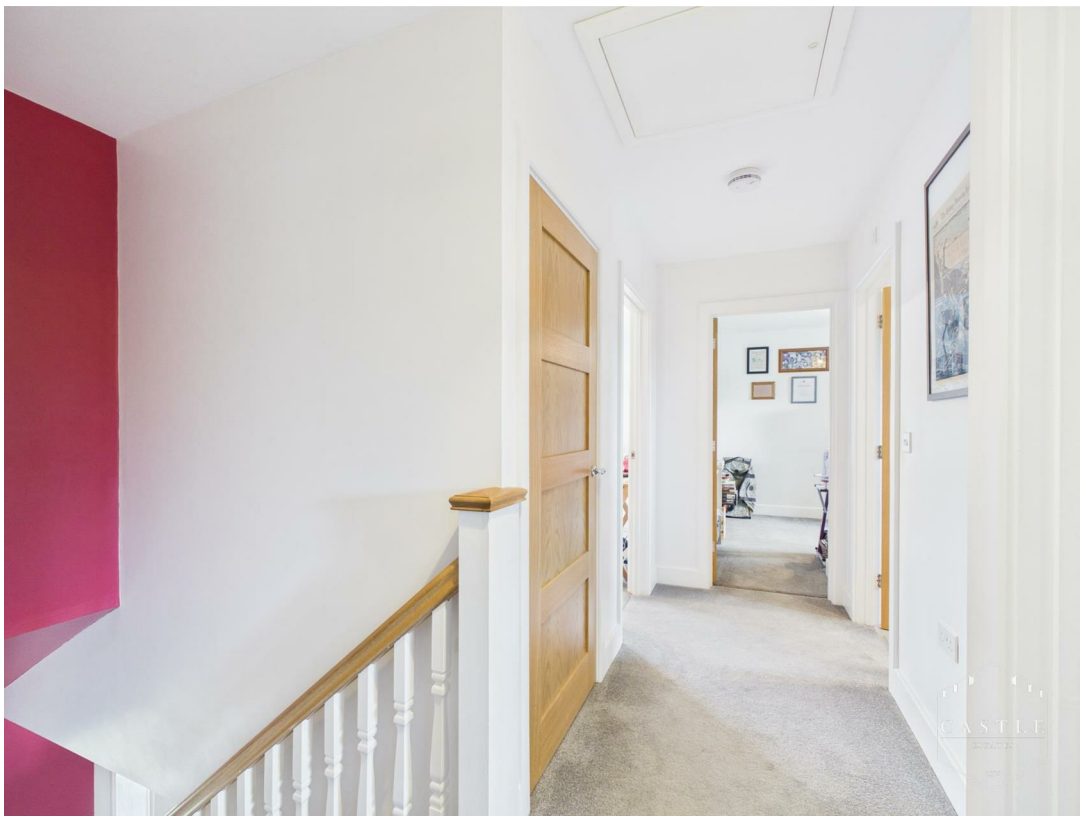
having feature log burning stove, tv aerial point, central heating radiator, coved ceiling, upvc triple glazed window and French doors opening onto Garden.





**FIRST FLOOR LANDING**

12'3 x 4'1 (3.73m x 1.24m )  
having access to the roof space.



**MASTER BEDROOM**

12'11 x 10 (3.94m x 3.05m )

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



## ENSUITE SHOWER ROOM

13'4 x 9'4 (4.06m x 2.84m )

having double shower cubicle with rain shower and handheld shower over, integrated low level w.c., wash hand basin, chrome heated towel rail, extractor fan, ceramic tiled splashbacks and inset LED lighting.



## BEDROOM TWO

18 x 9'5 (5.49m x 2.87m)

having central heating radiator, tv aerial point and two upvc triple glazed windows to front.



**BEDROOM THREE**

13'4 x 9'4 (4.06m x 2.84m)

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



**BEDROOM FOUR**

10'9 x 8'3 (3.28m x 2.51m)

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



## BATHROOM

9'8 x 5'7 (2.95m x 1.70m)

having panelled bath, separate shower cubicle, integrated low level w.c., wash hand basin, ceramic tiled splashbacks, inset LED lighting, chrome heated towel rail, shaver point and upvc triple glazed window with obscure glass.



## OUTSIDE


There is direct vehicular access over a block paved driveway with standing for several cars leading to GARAGE (20'6 x 19'10) with up and over door, power, light and side personal door to garden. A lawned foregarden with shrubs and path to front door. A fully enclosed and private rear garden with patio area, lawn and well fenced boundaries.






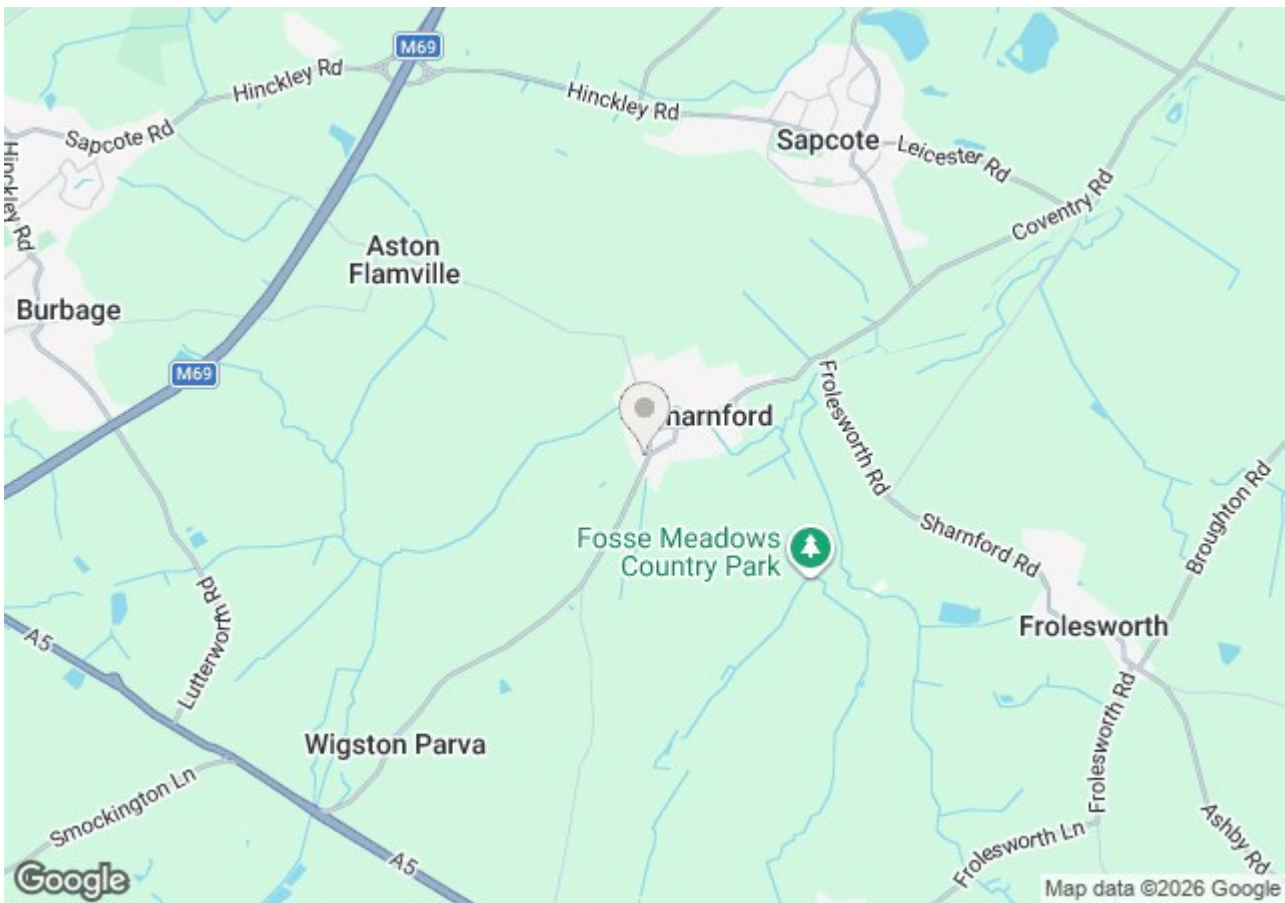


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(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		
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(81-91) <b>B</b>		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1923 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 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

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