

# CASTLE ESTATES

1982

**\*\*NO CHAIN\*\* AN ATTRACTIVE AND WELL PRESENTED RECENTLY BUILT THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT CUL-DE-SAC LOCATION**



**21 TOMMY BROWN CLOSE  
EARL SHILTON LE9 7NZ**

**Offers In Excess Of £250,000**

- NO CHAIN
- Contemporary Fitted Kitchen
- Modern Family Bathroom
- Landscaped Private Rear Garden
- Attractive Lounge
- Three Good Sized Bedrooms
- Off Road Parking
- VIEWING ESSENTIAL



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**\*\* NO CHAIN - VIEWING ESSENTIAL \*\*** Tommy Brown Close, Earl Shilton, this delightful detached house presents an excellent opportunity for those seeking a comfortable family home.

Boasting an entrance vestibule with guest cloakroom off, good sized lounge and a contemporary fitted dining kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property enjoys off road parking and a private well tended rear garden.

The property is well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away. Its location is particularly advantageous, as it is situated in a popular and convenient area, close to a variety of local amenities. This means that shops, schools, and recreational facilities are all within easy reach, making daily life more convenient.

Given the appealing features and prime location of this property, viewing is essential to fully appreciate what it has to offer. Don't miss the chance to make this lovely home your own.

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

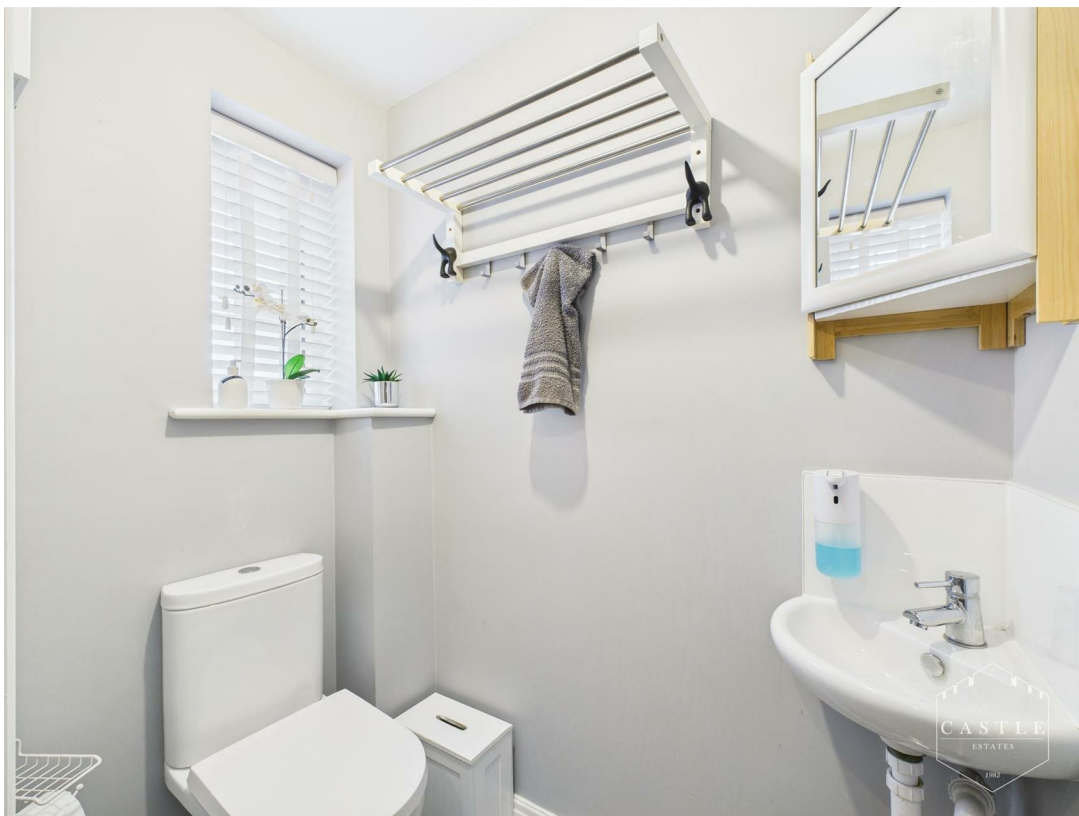
Hinckley and Bosworth Borough Council - Band C (Freehold).

### **ENTRANCE VESTIBULE**

having composite front door, upvc double glazed window to side and wood effect flooring with under floor heating. Door to Guest Cloakroom.

### **GUEST CLOAKROOM**

having low level w.c., wash hand basin, wood effect flooring and upvc double glazed window with obscure glass.



## LOUNGE

14'7" x 12'4" (4.46m x 3.77m )

having upvc double glazed window to front, wood effect flooring with under floor heating, wall mounted tv aerial point and mains wired smoke detector. Feature spindle balustraded staircase to First Floor Landing with under stairs storage.





## DINING KITCHEN

17'5" x 9'5" (5.33m x 2.89m )

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards with under lighting, contrasting work surfaces and upstand, inset sink with mixer tap, built in oven, gas hob with stainless steel splashback and cooker hood over, space for American style fridge freezer, space and plumbing for washing machine, inset LED lighting, mains wired smoke detector, wood effect flooring with under floor heating, upvc double glazed window to rear and French doors opening onto Garden.





## FIRST FLOOR LANDING

10'7" x 4'2" (3.23m x 1.28m )

having spindle balustrading, central heating radiator, mains wired smoke detector and access to the roof space.



## BEDROOM ONE

9'7" x 9'8" (2.94m x 2.95m )

having range of fitted wardrobes, wall mounted tv aerial point, ceiling fan with light, central heating radiator and upvc double glazed window to front.



## BEDROOM TWO

10'6" x 9'5" (3.21m x 2.89m )

having fitted wardrobe, central heating radiator, ceiling fan with light and upvc double glazed window to rear.



### BEDROOM THREE

10'11" x 7'4" (3.34m x 2.26m )

having built in cupboard, central heating radiator and upvc double glazed window to front.



## BATHROOM

7'6" x 6'1" (2.30m x 1.86m )

having modern white suite including bath with shower over, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, shaver point, inset LED lighting, wood effect flooring, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access over a block paved driveway with standing for two cars. Pedestrian access to a fully enclosed, hard landscaped garden with patio area, decked area, well fenced boundaries and SUMMER HOUSE/OUTSIDE OFFICE with power, light, windows and double doors.





Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 96        |
| (81-91) B                                   | 83      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC



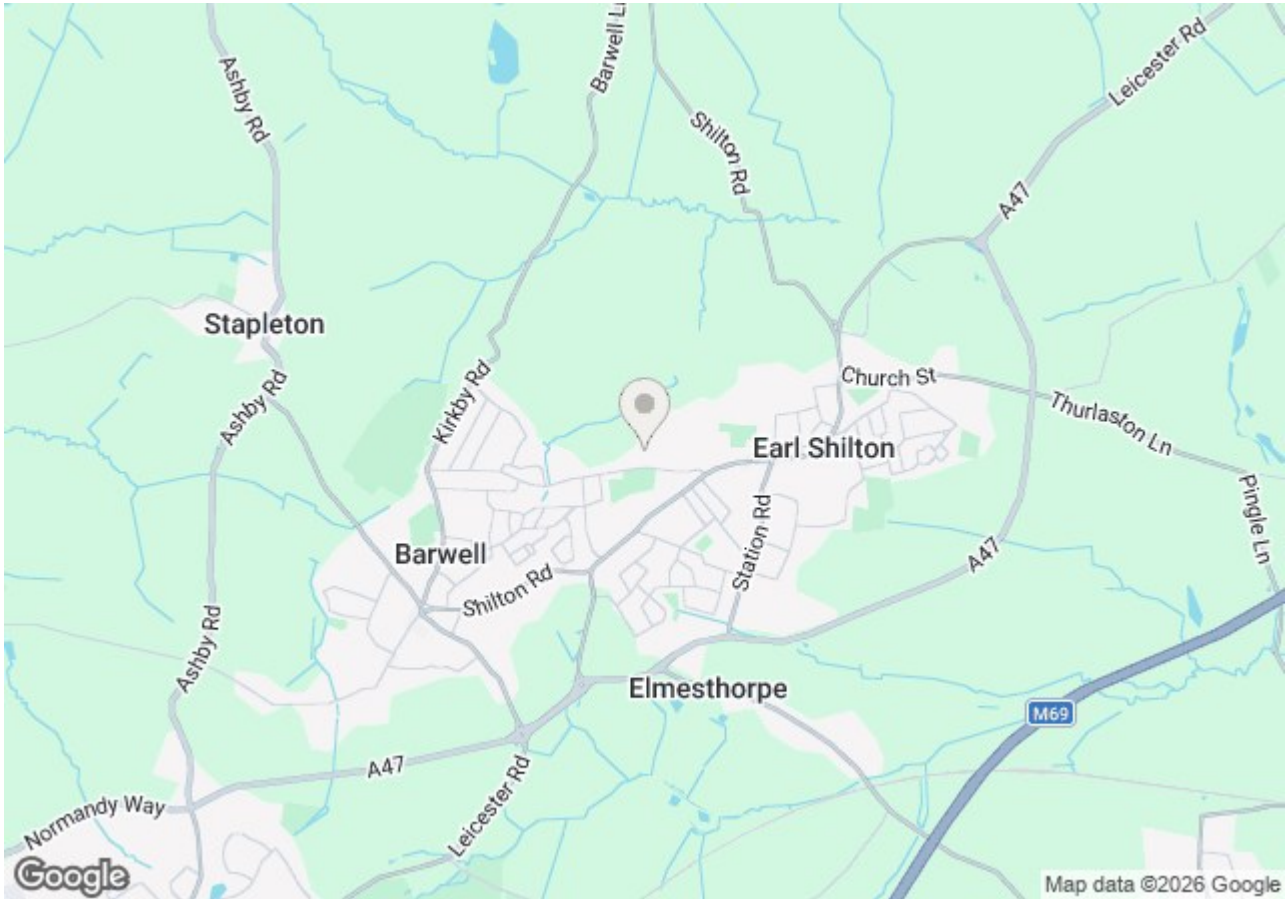
Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | 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 |         |           |

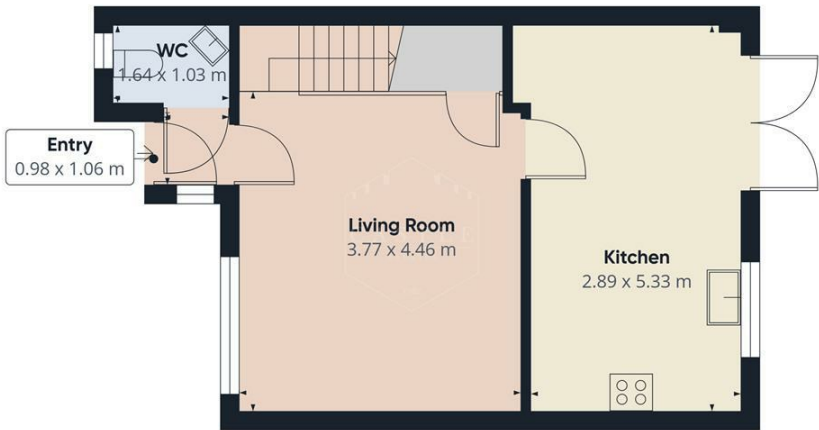
England & Wales

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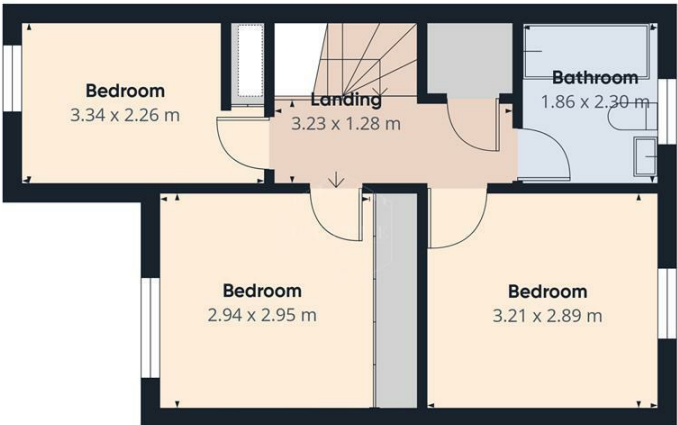




| Energy Efficiency Rating                    |  |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |  |
|---------------------------------------------|--|-------------------------|------------------------------------------------|-----------------------------------------------------------------|--|
| Very energy efficient - lower running costs |  | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |
| (92 plus) A                                 |  |                         | 96                                             | (92 plus) A                                                     |  |
| (81-91) B                                   |  | 83                      |                                                | (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                             |  | EU Directive 2002/91/EC |                                                | England & Wales                                                 |  |
|                                             |  |                         |                                                | EU Directive 2002/91/EC                                         |  |



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
75.8 m<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.

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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