CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED TWO BEDROOMED SEMI DETACHED PROPERTY SITUATED IN A POPULAR VILLAGE LOCATION

12 BROADFIELD WAY
COUNTESTHORPE LE8 5XR

Offers In The Region Of £230,000

- Sought after village location
- Garage
- Well fitted kitchen
- Family bathroom
- Off road parking
- Good sized lounge
- Two double bedrooms
- Well tended private rear garden

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This well presented semi detached property must be viewed to fully appreciate its attractive fixtures and fittings.

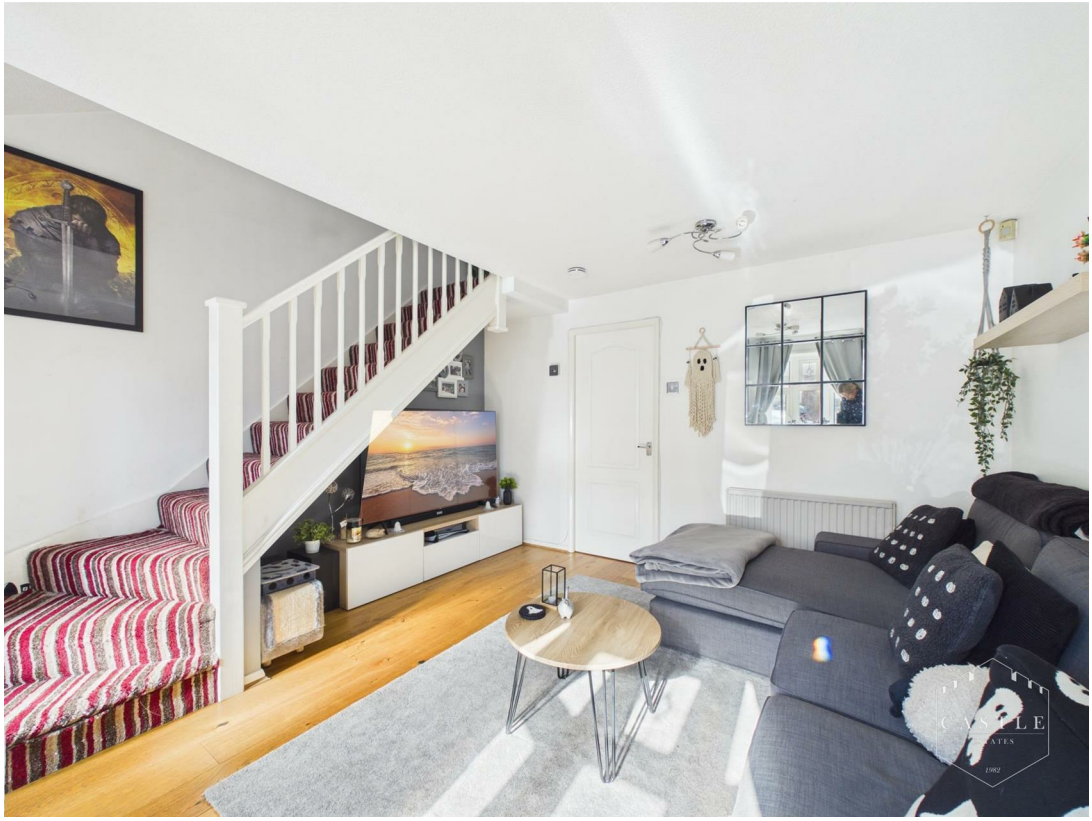
The accommodation enjoys lounge to front and a well fitted Shaker style kitchen. On the first floor are two bedrooms and a family bathroom. Outside the property has ample off road parking, garage, gardens front and rear.

COUNCIL TAX BAND & TENURE

Blaby Council - Band B (Freehold).

LOUNGE

14'2 x 12'9 (4.32m x 3.89m)
having upvc double glazed front door with leaded lights and obscure glass, upvc double glazed bay window to front, central heating radiator, built in storage cupboard, engineered oak flooring and tv aerial point. Spindle balustraded staircase to First Floor Landing.



KITCHEN

12'7 x 9 (3.84m x 2.74m)

having range of Shaker style units including base units, drawers and wall cupboards, butchers block work surfaces and upstands, inset sink with mixer tap, ceramic tiled splashbacks, space for cooker, space for upright fridge freezer, space and plumbing for washing machine, central heating radiator, upvc double glazed window to rear and upvc double glazed door to Garden.

FIRST FLOOR LANDING

6'9 x 5 (2.06m x 1.52m)
having access to the roof space.

BEDROOM ONE

12'10 x 12 (3.91m x 3.66m)
having feature panelled wall to three quarter height, central heating radiator, tv aerial point and upvc double glazed window to front.

BEDROOM TWO

11'1 x 6 (3.38m x 1.83m)
having wood effect flooring, central heating radiator and upvc double glazed window to rear.

BATHROOM

6'3 x 6'2 (1.91m x 1.88m)
having bath with shower over and glass screen, low level w.c., vanity unit with wash hand basin, ceramic tiled walls, chrome heated towel rail 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 (17'1 X 8'4) with up and over door, power, light and rear personal door to garden. A pebbled foregarden with feature shrubs. A fully enclosed rear garden with lawn, seating area, mature trees and shrubs, well fenced boundaries and garden shed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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_2) Rating

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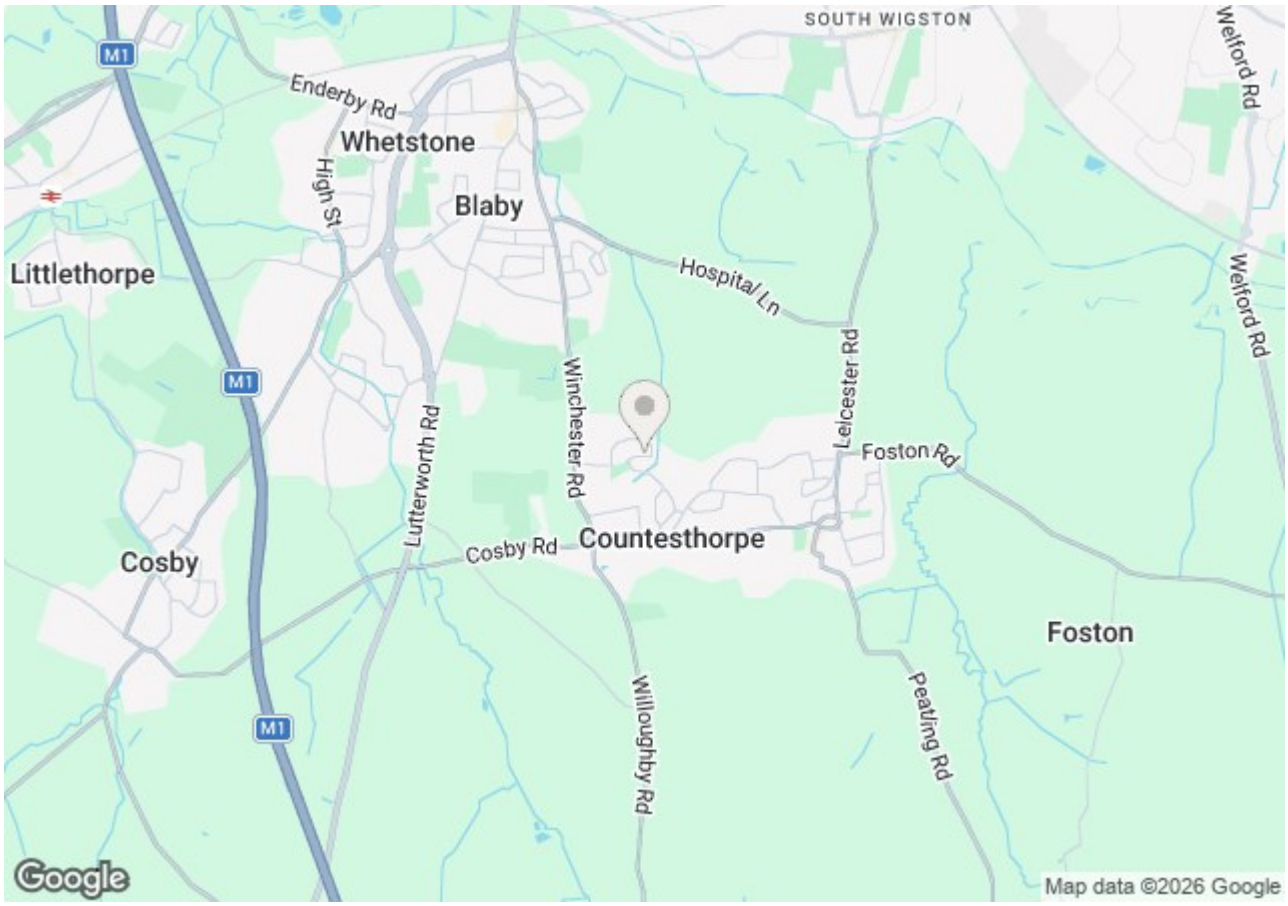
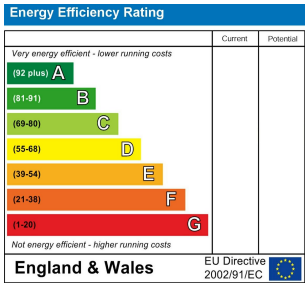

SOUTH WIGSTON
M1
Enderby Rd
Whetstone
High St
Blaby
Littlethorpe
Hospital Ln
Welford Rd
Welford Rd
Leicester Rd
Winchester Rd
Lutterworth Rd
Foston Rd
Cosby Rd
Countesthorpe
Cosby
Foston
Willoughby Rd
Peating Rd
Google
Map data ©2026 Google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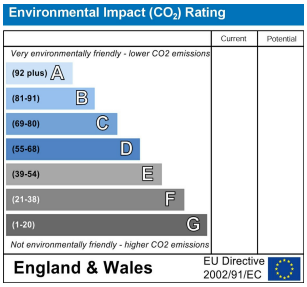
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Garage
8'4" x 17'1"
Living Room
12'9" x 14'2"
Kitchen
12'7" x 9'0"
Floor 0
Landing
3'0" x 6'9"
Bathroom
6'3" x 6'2"
Bedroom
12'10" x 12'0"
Bedroom
6'0" x 11'1"
Floor 1
W
S
N
E
Approximate total area(1)
708 ft²
Reduced headroom
10 ft²
(1) Excluding 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

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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