CASTLE ESTATES

1982

A SPACIOUS FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING A PRIVATE MATURE PLOT SITUATED IN A CONVENIENT RESIDENTIAL LOCATION



31 ALEXANDER AVENUE
EARL SHILTON LE9 7AF

Offers In The Region Of £240,000

- Entrance Hall
- Spacious Lounge
- Separate Dining Room
- Four Good Sized Bedroom
- Off Road Parking
- Well Fitted Kitchen
- Sun Room
- Two Utility Rooms
- Family Bathroom
- Mature 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 ** A spacious semi detached family residence standing on a private plot situated in a popular and convenient residential location, close to local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation enjoys entrance hall, spacious lounge, sun room, separate dining room, kitchen and two utility rooms. To the first floor there are four good sized bedrooms and a family bathroom. Outside the property has mature gardens and off road parking.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

10'10 x 9'3 (3.30m x 2.82m)
having upvc double glazed front door and side window, built in cupboard, original quarry tiled flooring and central heating radiator. 'Dog Leg' staircase to First Floor Landing.



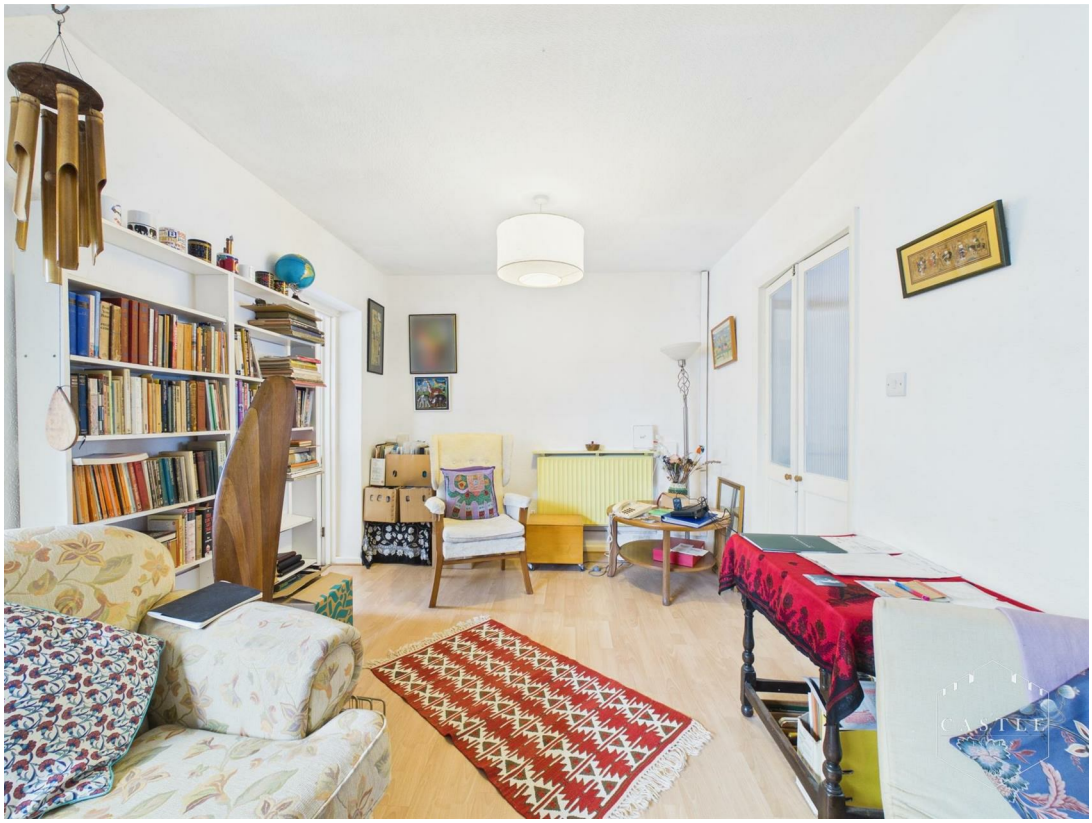
LOUNGE

20'3 x 13'2 (6.17m x 4.01m)

having feature stone wall and plinth, two central heating radiators, wood effect flooring and upvc double glazed sliding patio door opening onto Sun Room.







SUN ROOM

8'11 x 7'6 (2.72m x 2.29m)
having polycarbonate roof, upvc double glazed windows and door opening onto Garden.



DINING ROOM

11'6 x 9'4 (3.51m x 2.84m)
having central heating radiator and upvc double glazed window to rear.



KITCHEN

13 x 8'10 (3.96m x 2.69m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven, hob and extractor hood over, space and plumbing for washing machine, built in storage cupboard, original quarry tiled flooring, upvc double glazed window to front.





UTILITY ROOM

15'2 x 7'3 (4.62m x 2.21m)
having upvc double glazed door to front and built in storage cupboard. Opening through to Second Utility Room.

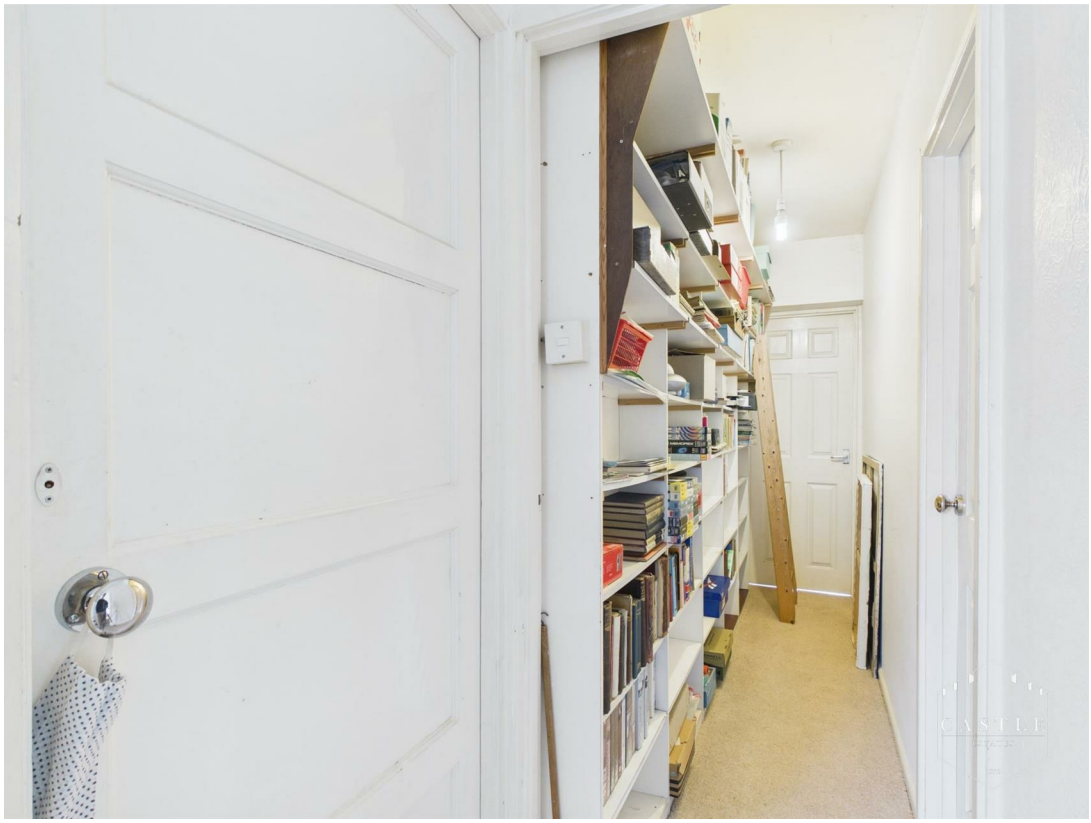
UTILITY ROOM

14'4 x 7'4 (4.37m x 2.24m)
having polycarbonate roof, upvc double glazed windows and door opening onto Garden.

FIRST FLOOR LANDING

having access to the roof space.





BEDROOM ONE

13'2 x 9 (4.01m x 2.74m)
having central heating radiator and upvc double glazed window to rear.



BEDROOM TWO

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

having built in wardrobes, bridging unit over the bed and chest of drawers, wood effect flooring, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

9'7 x 8'11 (2.92m x 2.72m)

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



BEDROOM FOUR

10'1 x 6'7 (3.07m x 2.01m)

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



BATHROOM

10'11 x 4'2 (3.33m x 1.27m)

having panelled bath with shower over, rail and curtain, pedestal wash hand basin, low level w.c., central heating radiator, ceramic tiled walls and upvc double glazed windows with obscure glass to front.



OUTSIDE

There is direct vehicular access over a paved driveway with standing for a car and mature shrubs to front. A fully enclosed rear garden with paving, mature trees and shrubs, hedged and fenced boundaries.



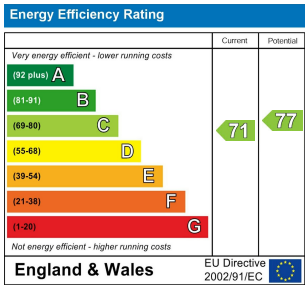
Energy Efficiency Rating

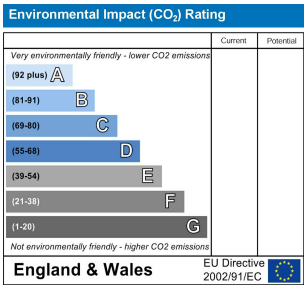
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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	EU Directive 2002/91/EC	

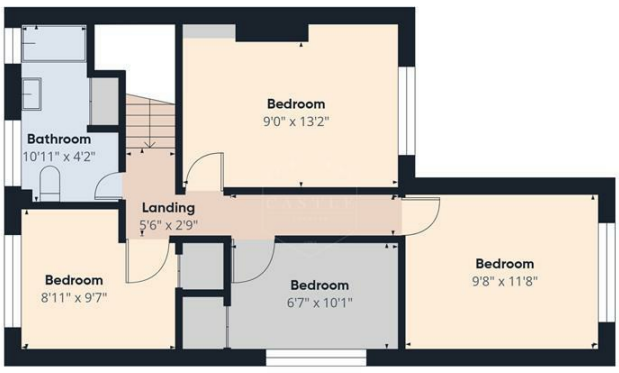








Floor 0



Floor 1



Approximate total area(1)

1368 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.

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