CASTLE ESTATES

1982

A SPACIOUS, BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A PRIVATE PLOT SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



20 OAKLANDS DRIVE
EARL SHILTON LE9 7HT

Offers Over £440,000

- Impressive Entrance Hall With Guest Cloakroom
- Superb Dining Kitchen & Laundry Room
- First Floor Lounge Opening Onto Balcony
- Second Floor Master Bedroom With Ensuite
- Ample Off Road Parking, Enclosed Carport & Garage
- Study/Family Room
- Sizeable Sun Room
- First Floor Bedroom & 'Jack and Jill' Bathroom
- Two Further Second Floor Bedrooms & Family Bathroom
- Private Landscaped Gardens

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 beautifully presented and spacious three storey detached family residence must be viewed to fully appreciate its size of accommodation, wealth of highest quality fixtures and fittings.

The accommodation enjoys impressive entrance hall with guest cloakroom, laundry room, useful study, superb spacious dining kitchen with bi-fold doors opening onto sun room. To the first floor is the lovely lounge with French doors opening onto good sized decked balcony, bedroom four and a 'Jack & Jill' shower room. Second floor master bedroom with ensuite shower room, two further good sized bedrooms and a family bathroom. Outside the property stands on a good sized private plot with off road parking leading to enclosed carport and garage. Landscaped gardens front and rear.

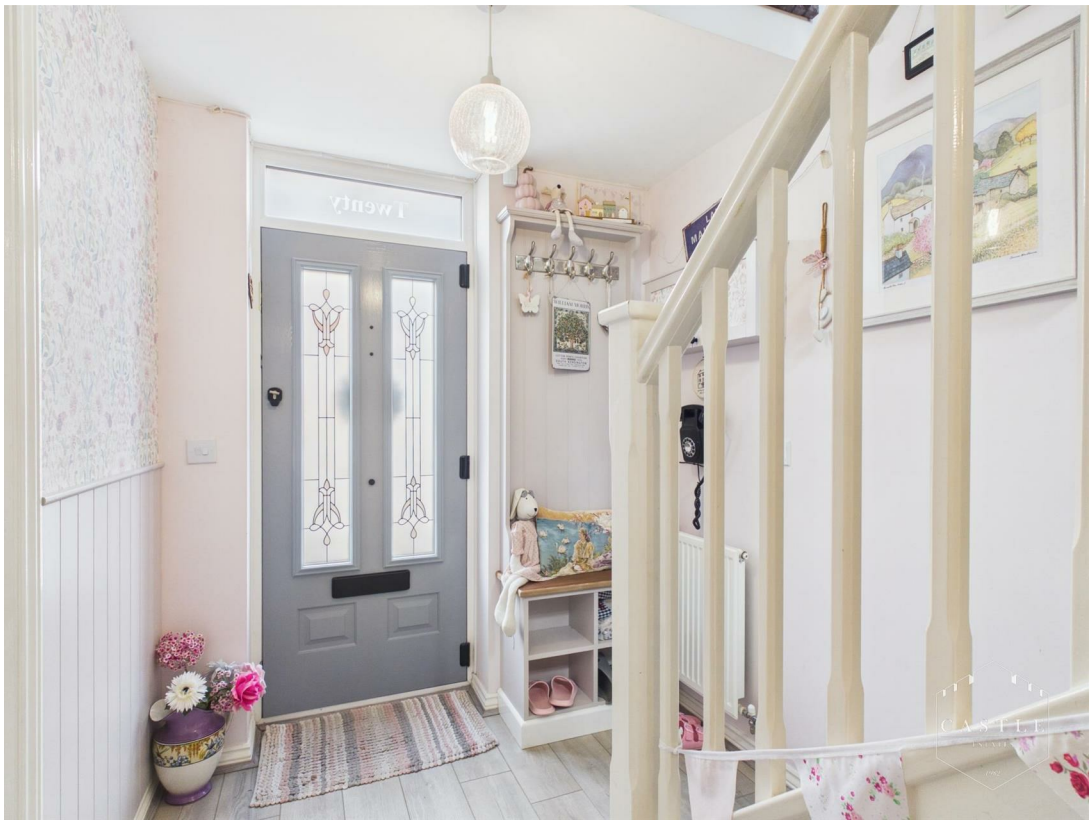
It is situated on the outskirts of Earl Shilton, close to open countryside. Commuting via Clickers Way A47 Perimeter Road, A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. Earl Shilton town centre is approximately one mile away with its shops, schools and amenities.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

14'5 x 3'3 (4.39m x 0.99m)
having composite front door with feature leaded light obscure windows, central heating radiator, wood effect flooring and panelled walls to half height. Spindle balustraded staircase to First Floor Landing.





GUEST CLOAKROOM

5'6 x 2'9 (1.68m x 0.84m)

having low level w.c., pedestal wash hand basin, central heating radiator and panelled walls to half height.



STUDY

10'10 x 6'4 (3.30m x 1.93m)
having central heating radiator, tv aerial point and upvc double glazed window to front.



LAUNDRY ROOM

6'3 x 4'4 (1.91m x 1.32m)

having base unit with flyover work surface, inset sink with mixer tap and ceramic tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, central heating radiator and upvc double glazed window to side.



DINING KITCHEN - Kitchen Area

12'9 x 10'10 (3.89m x 3.30m)

having an excellent range of fitted Shaker style units including base units, drawers and wall cupboards with under lighting, Quartz work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in double oven, gas hob with stainless steel splashback and cooker hood over, space for upright fridge freezer, central heating radiator, inset LED lighting, peninsular breakfast bar with butchers block work top, upvc double glazed window to side and bi-fold doors opening onto Sun Room.





DINING KITCHEN - Dining Area

16'5 x 9'10 (5.00m x 3.00m)
having central heating radiator, upvc double glazed window to side and bi-fold doors opening onto Sun Room. Composite door to Carport.







SUN ROOM

12'6 x 12'4 (3.81m x 3.76m)
having glass roof with fitted blinds, upvc double glazed windows and sliding patio doors opening onto Garden.







FIRST FLOOR LANDING

19'4 x 6'3 (5.89m x 1.91m)

having spindle balustrading, central heating radiator, built in storage cupboard, upvc double glazed windows to front and rear. Staircase to Second Floor Landing.



LOUNGE

19'3 x 10'10 (5.87m x 3.30m)

having feature stone fireplace with inset fire, tv aerial point, central heating radiator, upvc double glazed window to front and upvc double glazed French doors opening onto Balcony.





BALCONY

having decking and wrought iron balustrading.







BEDROOM FOUR

12'5 x 9'4 (3.78m x 2.84m)

having central heating radiator and upvc double glazed window to front. Door to 'Jack & Jill' Shower Room.



'JACK & JILL' SHOWER ROOM

6 x 5'9 (1.83m x 1.75m)
having shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, white heated towel rail, shaver point, central heating radiator and upvc double glazed window with obscure glass to rear.



SECOND FLOOR LANDING

6'9 x 3'8 (2.06m x 1.12m)
leading to

MASTER BEDROOM

13'3 x 9'6 (4.04m x 2.90m)

having built in wardrobes, central heating radiator and upvc double glazed window to front. Door to Ensuite Shower Room.





ENSUITE SHOWER ROOM

9'6 x 3'10 (2.90m x 1.17m)

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator, white heated towel rail, shaver point and upvc double glazed window with obscure glass to rear.



BEDROOM TWO

14'1 x 9'6 (4.29m x 2.90m)

having built in wardrobes, central heating radiator and two upvc double glazed windows to front.



BEDROOM THREE

9'7 x 9'6 (2.92m x 2.90m)
having central heating radiator and upvc double glazed window to rear.



FAMILY BATHROOM

7'9 x 5'6 (2.36m x 1.68m)

having panelled bath with shower over, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator, white heated towel rail and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a tarmac driveway leading to ENCLOSED CAR PORT and GARAGE (17'3 X 9'1) with up and over door, power and light. A foregarden with hedge boundaries and shrubs. Pedestrian access via gate leading to a fully enclosed and private landscaped garden with lawn, seating area, mature trees, shrubs and flower borders, well fenced boundaries.












SUCCEED
THE WAY
YOUR WIFE

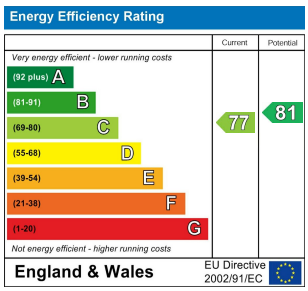
Energy Efficiency Rating

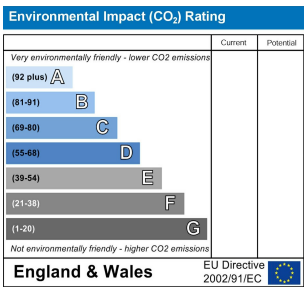
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	




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
77
81
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


Garage
9'1" x 17'3"
Laundry Room
6'3" x 4'4"
WC
2'9" x 5'6"
Hallway
3'3" x 14'5"
Study
10'10" x 6'4"
Kitchen
10'10" x 12'9"
Dining Room
16'5" x 9'10"
Sunroom
12'6" x 12'4"
Floor 0
Bedroom
9'4" x 12'5"
Bathroom
6'0" x 5'9"
Landing
6'3" x 19'4"
Living Room
10'10" x 19'3"
Floor 1
Bedroom
9'6" x 13'3"
Bathroom
9'6" x 3'10"
Landing
6'9" x 3'8"
Bathroom
7'9" x 5'6"
Bedroom
14'1" x 9'6"
Bedroom
9'6" x 9'7"
Floor 2
E
N
S
W
Approximate total area(1)
1789 ft²
Reduced headroom
11 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

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