CASTLE ESTATES

1982

A WELL PRESENTED THREE STOREY FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE LAWNED GARDEN BACKING ONTO OPEN COUNTRYSIDE SITUATED IN A POPULAR RESIDENTIAL LOCATION



28 OAKLANDS DRIVE
EARL SHILTON LE9 7HT

Offers In The Region Of £290,000

- VIEWING ESSENTIAL
- Further Ground Floor Bedroom/Reception Room & Shower Room
- First Floor Good Sized Dining Kitchen
- Further Second Floor Bedroom
- Off Road Parking
- Spacious Ground Floor Bedroom
- First Floor Attractive Lounge
- Second Floor Master Bedroom With Ensuite
- Second Floor Family Bathroom
- Private Lawned Rear Garden

CASTLE ESTATES 1982

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VIEWING ESSENTIAL This attractive and tastefully presented semi detached family residence must be viewed to fully appreciate its spacious accommodation and wealth of attractive features.

The accommodation enjoys entrance hall, two ground floor bedrooms/reception rooms - one with shower room off. To the first floor there is an attractive lounge and a good sized dining kitchen. On the second floor is the master bedroom with ensuite, further bedroom and a family bathroom. Outside the property has off road parking to front and a private lawned rear garden.

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 C (Freehold).

ENTRANCE HALL

17'6 x 6'2 (5.33m x 1.88m)
having composite front door, large built in storage, central heating radiator and wood effect flooring. Feature spindle balustraded staircase to First Floor Landing.





BEDROOM

19' x 8'6 (5.79m x 2.59m)
having upvc double glazed window to front, wood effect flooring, fitted wall cupboards, fly over work surface with splashbacks, space and plumbing beneath for washing machine.







BEDROOM/RECEPTION ROOM

11'3 x 10'6 (3.43m x 3.20m)
having central heating radiator, wood effect flooring, upvc double glazed window to rear and French doors opening onto Garden. Door to Shower Room.



SHOWER ROOM

having shower cubicle, low level w.c., pedestal wash hand basin, shaver point, heated towel rail and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

having central heating radiator. Spindle balustraded staircase to Second Floor Landing.

LOUNGE

15'6 x 11'1 (4.72m x 3.38m)
having two central heating radiators, tv aerial point and two upvc double glazed windows to front.





DINING KITCHEN

17 x 7'8 (5.18m x 2.34m)

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space and plumbing for dishwasher, space for upright fridge freezer, wood effect flooring, two central heating radiators, inset LED lighting and two upvc double glazed windows to rear.











SECOND FLOOR LANDING

having central heating radiator and spindle balustrading.

MASTER BEDROOM

15'6 x 11'2 (4.72m x 3.40m)

having built in wardrobes, two central heating radiators, access to the roof space and two upvc double glazed windows to front. Door to Ensuite.





ENSUITE SHOWER ROOM

5'9 x 3'9 (1.75m x 1.14m)
having shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail, wood effect flooring and upvc double glazed window with obscure glass.



BEDROOM

13'4 x 9 (4.06m x 2.74m)
having central heating radiator and velux roof light.





FAMILY BATHROOM

6'7 x 6'2 (2.01m x 1.88m)

having panelled bath, low level w.c., pedestal wash hand basin, heated towel rail, ceramic tiled splashbacks, wood effect flooring and velux roof light.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for two cars to front. Pedestrian access to a fully enclosed rear garden with patio area, lawn, rear decked area and well fenced boundaries.



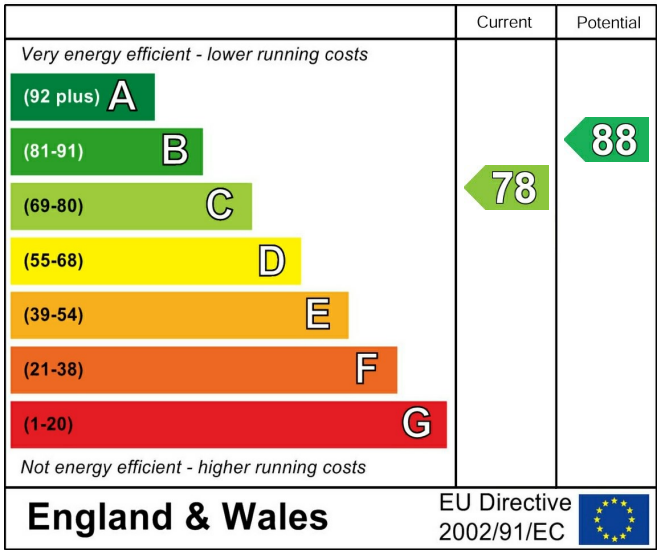



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ESTATES

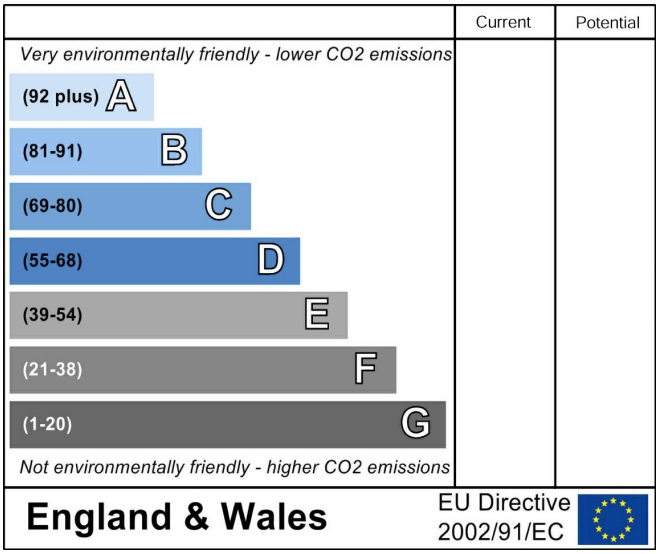


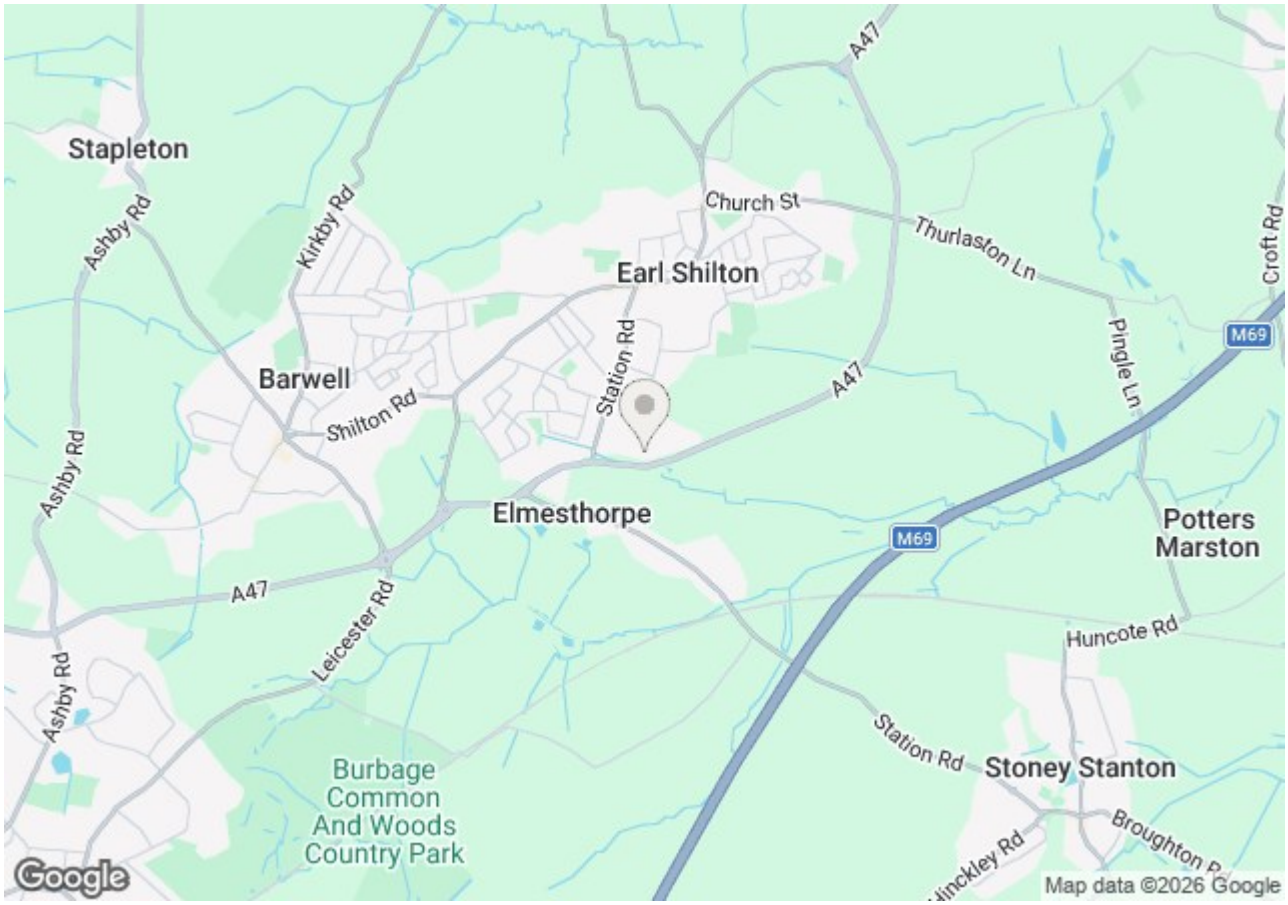


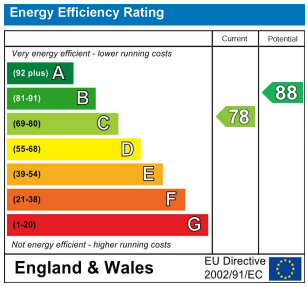
Energy Efficiency Rating

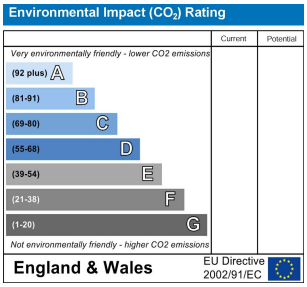


Environmental Impact (CO_2) Rating




Stapleton
Ashby Rd
Kirkby Rd
Church St
A47
Thurlaston Ln
Croft Rd
Earl Shilton
Station Rd
Barwell
Shilton Rd
A47
Pingle Ln
M69
Ashby Rd
Elmesthorpe
M69
Potters Marston
A47
Leicester Rd
Huncote Rd
Ashby Rd
Station Rd
Stoney Stanton
Burbage Common And Woods Country Park
Broughton
Hinckley Rd
Google
Map data ©2026 Google


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
78
88
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
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(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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Ensuite
Bedroom
10'6" x 11'3"
Hallway
17'6" x 6'2"
Bedroom
19'0" x 8'6"
Floor 0
Kitchen/Diner
17'0" x 7'8"
Landing
Living Room
11'1" x 15'6"
Floor 1
Bathroom
6'7" x 6'2"
Bedroom
13'4" x 9'0"
Landing
9'0" x 2'7"
En-Suite
5'9" x 3'9"
Bedroom
11'2" x 15'6"
Floor 2
W
S
N
E
CASTLE ESTATES
Approximate total area(1)
1141 ft²
Reduced headroom
30 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