CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR RESIDENTIAL LOCATION OVERLOOKING OPEN COUNTRYSIDE TO FRONT



46 THURLASTON LANE
EARL SHILTON LE9 7EF

Offers In The Region Of £325,000

- NO CHAIN - VIEWING ESSENTIAL
- Spacious Lounge
- Well Fitted Kitchen & Utility Room
- Family Bathroom
- Lawned Gardens Front & Rear
- Open Countryside Views To Front
- Good Sized Dining/Sun Room To Rear
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Sought After Residential Location

CASTLE ESTATES 1982

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** NO CHAIN ** This spacious detached family residence stands on a good sized plot with open countryside views to front. Viewing is essential.

The accommodation boasts entrance vestibule with guest cloakroom off, inner hall, spacious lounge to front, separate good sized dining/sun room with French doors to garden, well fitted kitchen and utility room. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property has ample off road parking, garage and lawned gardens.

It is situated on the outskirts of the popular town of Earl Shilton yet still very convenient for all 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.

COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

4'11 x 3 (1.50m x 0.91m)
having composite front door and central heating radiator.



GUEST CLOAKROOM

4'11 x 3'1 (1.50m x 0.94m)
having integrated low level w.c., vanity unit with wash hand basin and ceramic tiled splashbacks.



INNER HALL

5'5 x 2'11 (1.65m x 0.89m)
having central heating radiator and staircase to First Floor Landing.

LOUNGE

20'1 x 13'6 (6.12m x 4.11m)

having upvc double glazed bow window to front with countryside views and window to side, feature wooden fireplace with inset fire, marble surround and hearth, tv aerial point and central heating radiator. Double doors opening onto Dining/Sun Room.





DINING/SUN ROOM

19'11 x 8'5 (6.07m x 2.57m)

having central heating radiator, wall light points, upvc double glazed windows to side and rear. French doors opening onto Garden.





KITCHEN

10'2 x 8'1 (3.10m x 2.46m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, central heating radiator, wood effect flooring, upvc double glazed window to rear. Archway to Utility Area.





UTILITY ROOM

7'6 x 7 (2.29m x 2.13m)

having fly over work surface with space and plumbing beneath for washing machine and tumble dryer, fitted wall cupboards, wall mounted gas fired boiler for central heating and domestic hot water, wood effect floor and upvc double glazed window. Door to Rear Lobby.



REAR LOBBY

4'3 x 4'2 (1.30m x 1.27m)

having upvc double glazed windows with obscure glass. Upvc double glazed door with obscure glass to Garden.

FIRST FLOOR LANDING

5'6 x 3'7 (1.68m x 1.09m)

BEDROOM ONE

12'5 x 10'2 (3.78m x 3.10m)

having range of fitted furniture including wardrobes, bedside drawers and chest of drawers, central heating radiator, access to the roof space and upvc double glazed window to front.







BEDROOM TWO

12'3 x 9'6 (3.73m x 2.90m)
having central heating radiator and upvc double glazed window to rear.





BEDROOM THREE

9'3 x 6'11 (2.82m x 2.11m)
having central heating radiator and upvc double glazed window to rear.



BATHROOM

9'5 x 6'6 (2.87m x 1.98m)

having fully tiled shower cubicle, integrated low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, wood effect flooring, inset LED lighting, built in cupboard and upvc double glazed window with obscure glass to front.





OUTSIDE

There is direct vehicular access over a driveway with standing for several cars leading to GARAGE (17'3 x 8'4) with up and over door, power and light. A lawned foregarden with tree. Pedestrian access via gate leading to a fully enclosed rear garden with block paved patio area with step up to lawn, mature trees and shrubs, walled and well fenced boundaries.

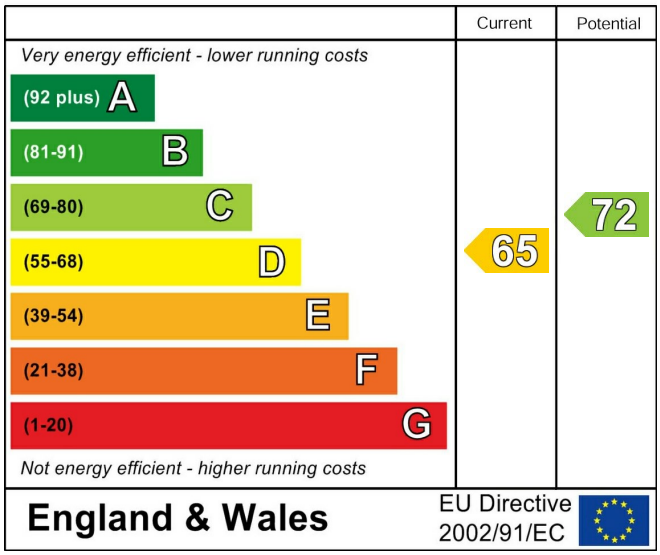




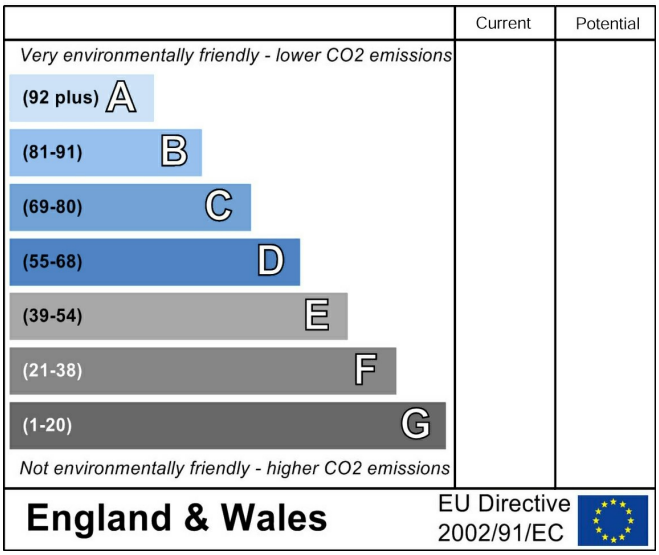


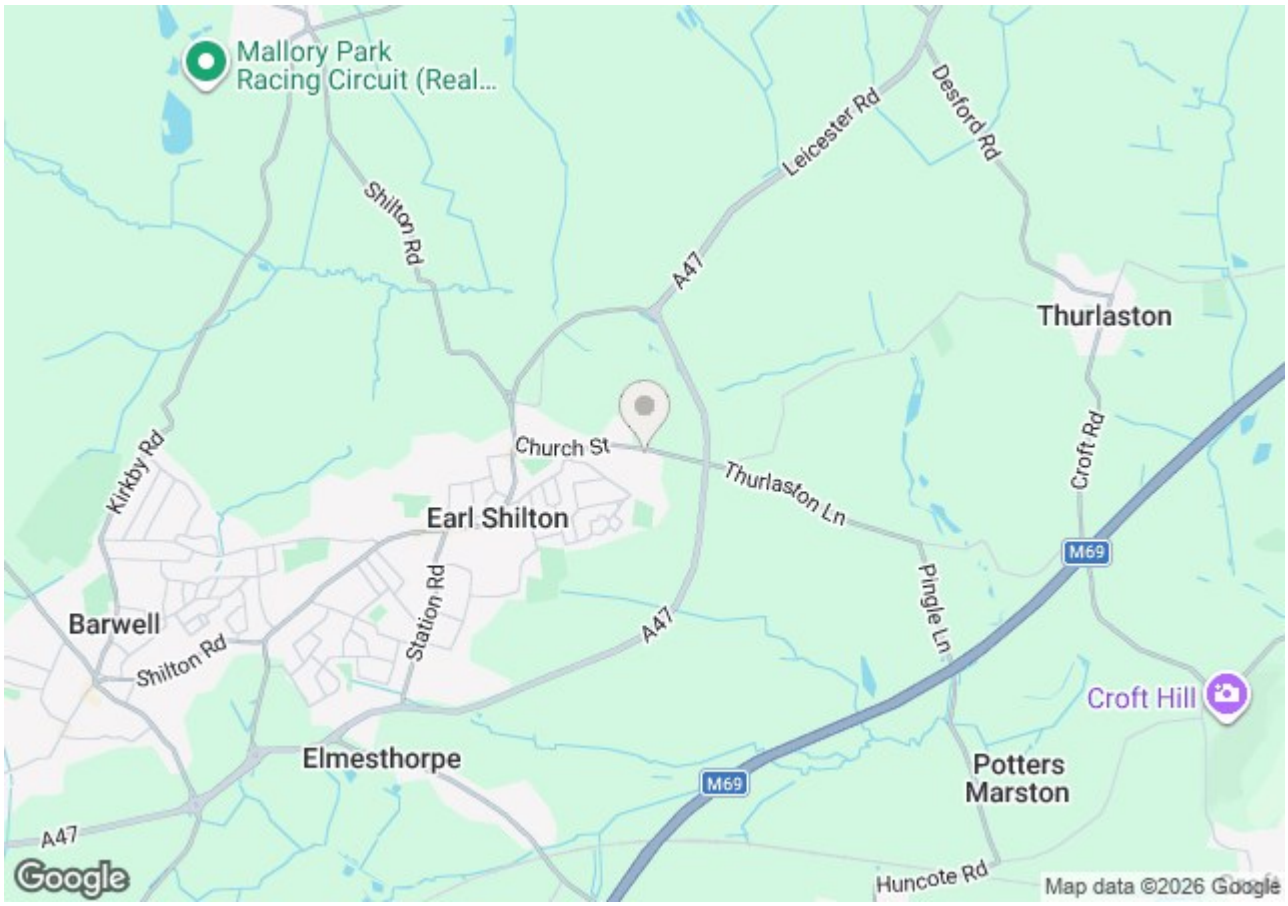


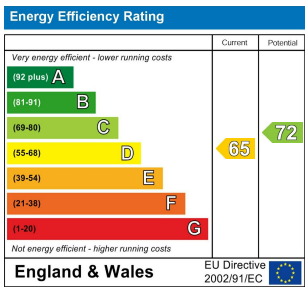
Energy Efficiency Rating

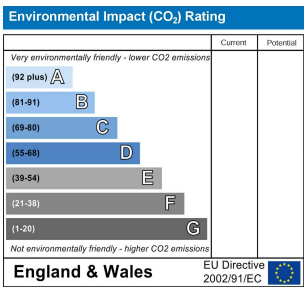


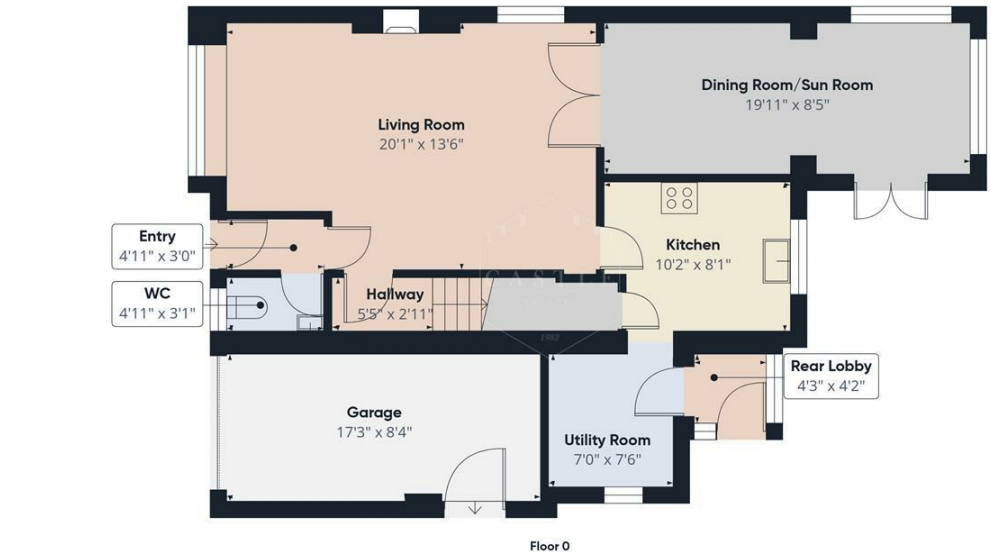
Environmental Impact (CO_2) Rating

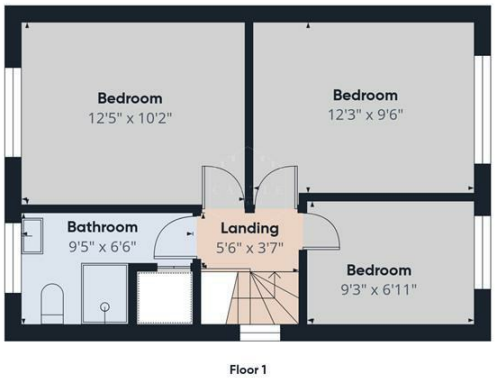














Approximate total area(1)

1187 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