

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL APPOINTED THREE BEDROOMED DETACHED BUNGALOW STANDING A GOOD SIZED MATURE PLOT WITH AMPLE PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED IN POPULAR NON ESTATE RESIDENTIAL LOCATION**



**78 MAPLE WAY  
EARL SHILTON LE9 7HW**

**Offers In The Region Of £350,000**

- Enclosed Entrance Porch
- Attractive Lounge
- Well Fitted Kitchen
- Family Bathroom
- Well Tended Mature Gardens
- L Shaped Hall
- Sun Room
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- NO CHAIN - VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**\*\* NO CHAIN \*\*** This well appointed and spacious detached bungalow stands on a good sized plot with ample parking, garage and a private rear garden. Viewing is essential.

The accommodation enjoys enclosed entrance porch, L shaped inner hall, attractive lounge opening onto sun room, well fitted kitchen, three good sized bedrooms and a family bathroom.

It is situated in a most popular and convenient non estate residential location, close to all 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.

### **COUNCIL TAX BAND & TENURE**

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

### **ENCLOSED ENTRANCE PORCH**

14'9 x 3'2 (4.50m x 0.97m )

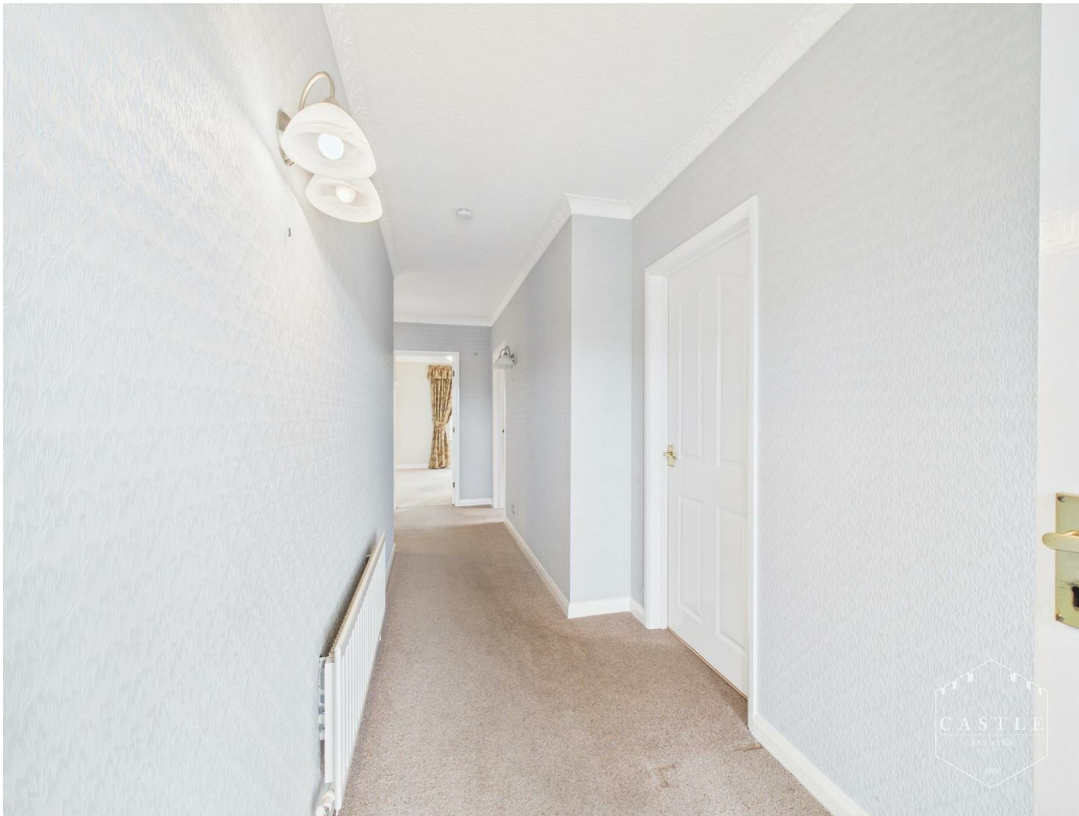
having upvc double glazed double doors to front, upvc double glazed side windows and light. Wooden obscure glazed door to Hall.



**HALL**

20'2 x 3'8 (6.15m x 1.12m)

having wall light points, two central heating radiators, coved ceiling and access to the roof space.



**LOUNGE**

15'8 x 13'5 (4.78m x 4.09m )

having feature fireplace with inset fire, marble back and hearth, two central heating radiators, wall light points, coved ceiling, upvc double glazed window to side and upvc double glazed French doors opening onto Sun Room.





### SUN ROOM

10'2 x 9'2 (3.10m x 2.79m)

having tiled flooring, central heating radiator, polycarbonate roof with fan and light, upvc double glazed windows and French doors opening onto Garden.



**KITCHEN**

12'1 x 8'11 (3.68m x 2.72m )

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap and rinser bowl, ceramic tiled splashbacks, built in double oven, gas hob with cooker hood over, integrated fridge freezer, central heating radiator, upvc double glazed window to rear and upvc double glazed door to Side Passageway.



**SIDE PASSAGEWAY**

14'3 x 3'1 (4.34m x 0.94m )

having upvc double glazed door to front and wooden door to rear.

**MASTER BEDROOM**

13'7 x 10'9 (4.14m x 3.28m )

having an attractive range of fitted furniture including wardrobes and chest of drawers, central heating radiator, covered ceiling and upvc double glazed window to front.





**BEDROOM TWO**

10'9 x 9'11 (3.28m x 3.02m )

having wood effect flooring, central heating radiator, coved ceiling and upvc double glazed window to side.



**BEDROOM THREE**

8'10 x 8'7 (2.69m x 2.62m )

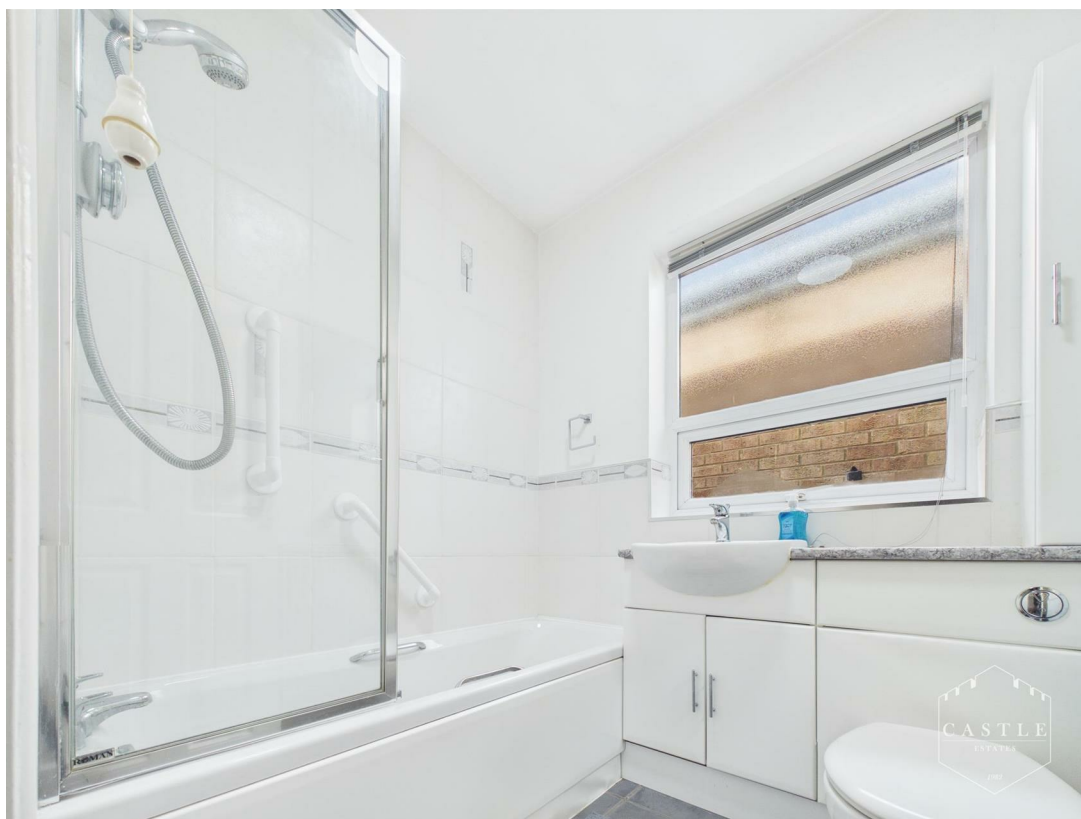
having wood effect flooring, central heating radiator and upvc double glazed window to front.



## BATHROOM

6'4 x 5'6 (1.93m x 1.68m )

having panelled bath with shower screen and shower over, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass to side.



**OUTSIDE**

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE (16'11 X 8'4) with up and over door, power and light. A lawned foregarden. Pedestrian access via both sides of the property to a private, mature rear garden with patio area, lawn, flower borders and trees, well fenced boundaries and summer house.



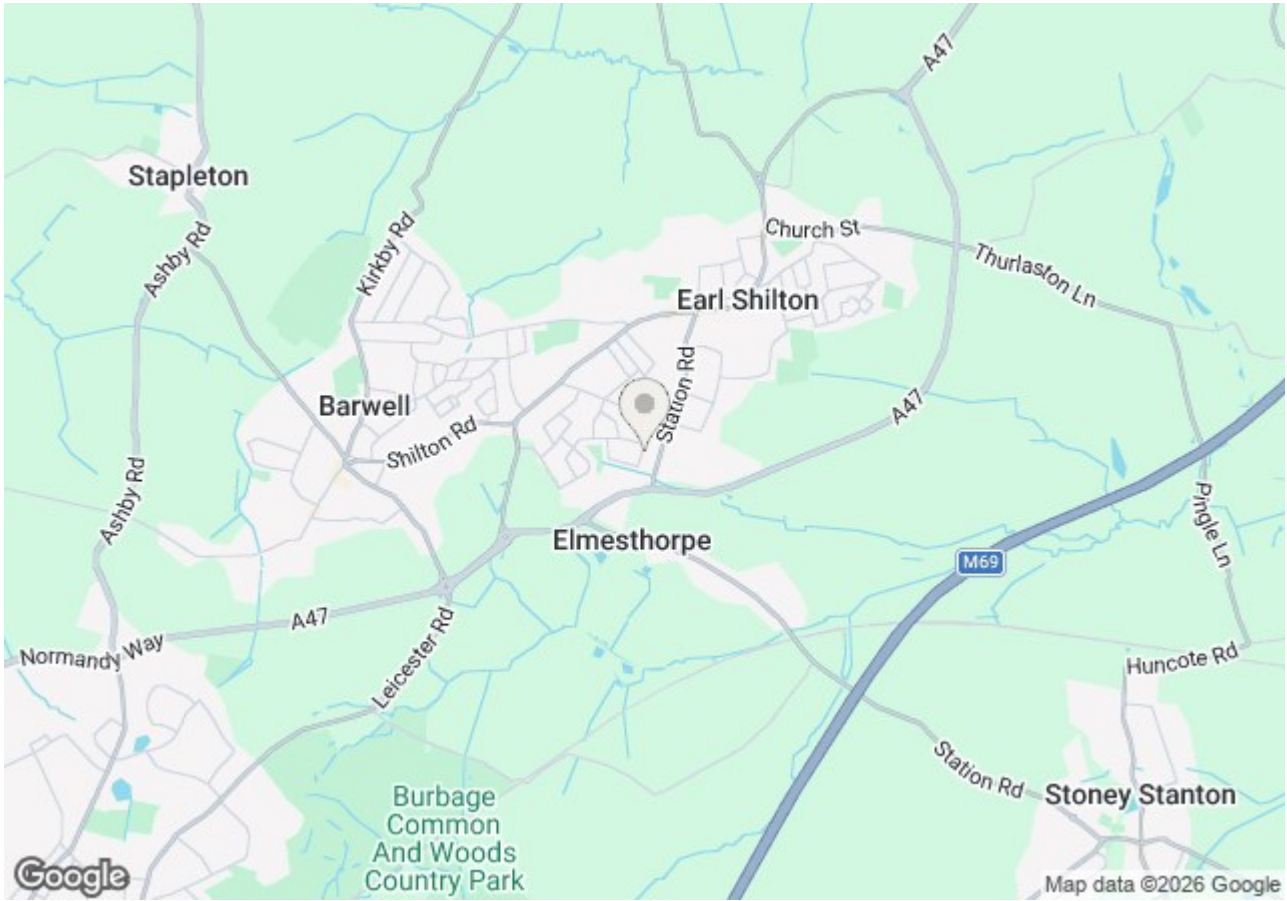


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
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(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approximate total area<sup>(1)</sup>  
1128 ft<sup>2</sup>

(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

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