

# CASTLE ESTATES

1982

**A THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE IN NEED OF SOME MODERNISATION SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**18 PROSPECT WAY  
EARL SHILTON LE9 7EA**

**Offers In The Region Of £190,000**

- Entrance Hall
- Dining Room
- Kitchen & Rear Porch
- Bathroom
- Gardens Front & Rear
- Lounge To Front
- Sun Room
- Three Bedrooms
- Ample Parking & Garage
- NO CHAIN



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**\*\* NO CHAIN - IN NEED OF SOME MODERNISATION \*\*** A good sized semi detached property with off road parking and garage situated in a popular residential location.

The accommodation consists of entrance hall, lounge, dining room, sun room, kitchen and rear porch. To the first floor there are three bedrooms and a family bathroom. Outside gardens front and rear.

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

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

### **HALL**

12'10 x 5'10 (3.91m x 1.78m )

having upvc double glazed front door and side windows with obscure glass and central heating radiator. Staircase to First Floor Landing.





## LOUNGE

13'9 x 11'8 (4.19m x 3.56m )

having double glazed window to front, feature fireplace with inset fire, tiled surround and hearth, central heating radiator and doors opening onto Dining Room.





## DINING ROOM

9'11 x 9'4 (3.02m x 2.84m )

having central heating radiator and sliding patio doors opening onto Sun Room.





### **SUN ROOM**

having polycarbonate roof, upvc double glazed windows and sliding doors opening onto garden.

## KITCHEN

9'10 x 8'3 (3.00m x 2.51m )

having base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker over, space and plumbing for washing machine, space for fridge and double glazed window to rear. Door to Rear Porch.



## REAR PORCH

8'1 x 6'2 (2.46m x 1.88m )

having upvc double glazed front door, rear window and door to Garden.



## FIRST FLOOR LANDING

having central heating radiator and double glazed window to side.



## BEDROOM ONE

13'9 x 10'10 (4.19m x 3.30m )

having range of fitted wardrobes, central heating radiator and double glazed window to front.



## BEDROOM TWO

10'10 x 9'10 (3.30m x 3.00m )

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



### BEDROOM THREE

6'11 x 6'8 (2.11m x 2.03m)

having central heating radiator and double glazed window to front.



## BATHROOM

6'8 x 6'4 (2.03m x 1.93m )

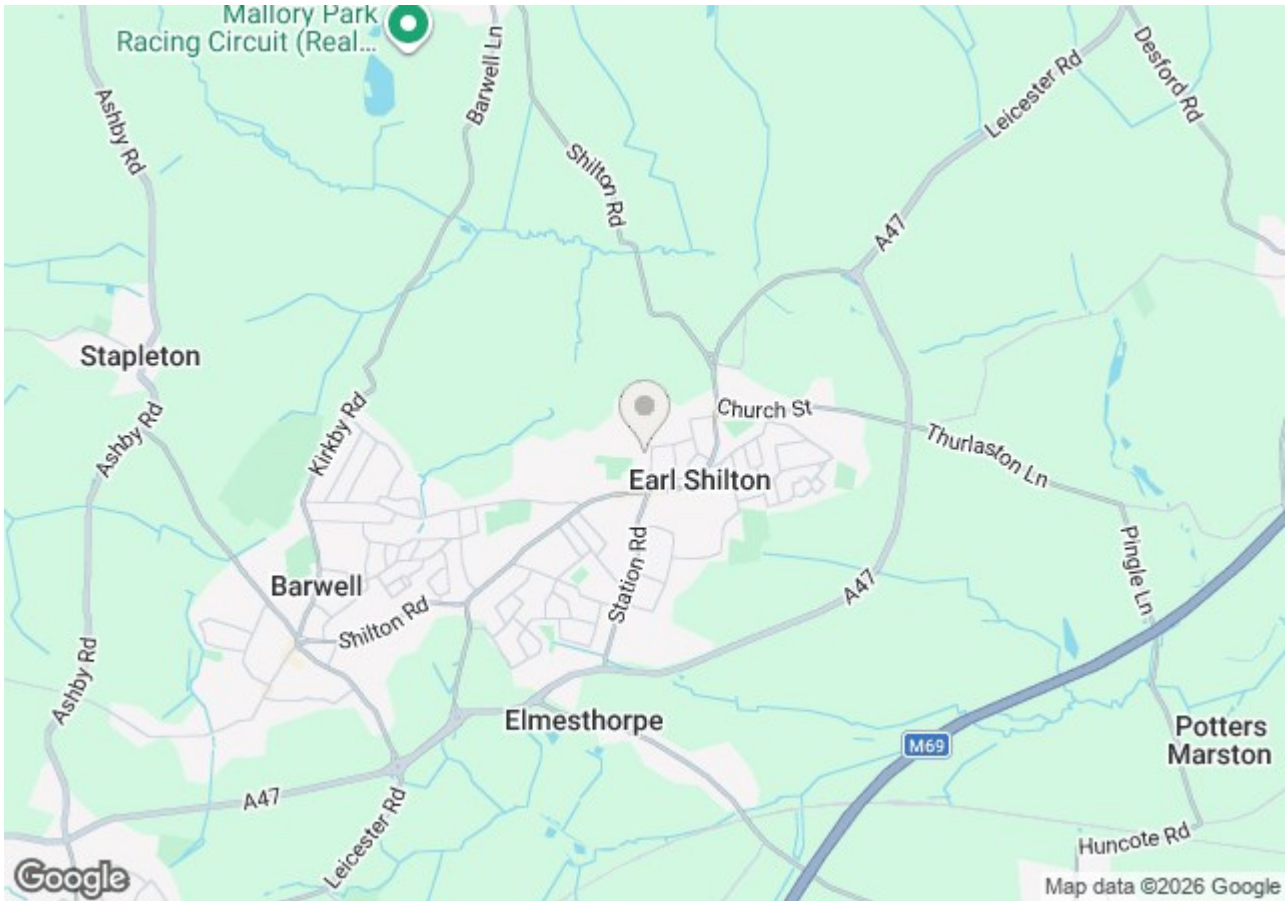
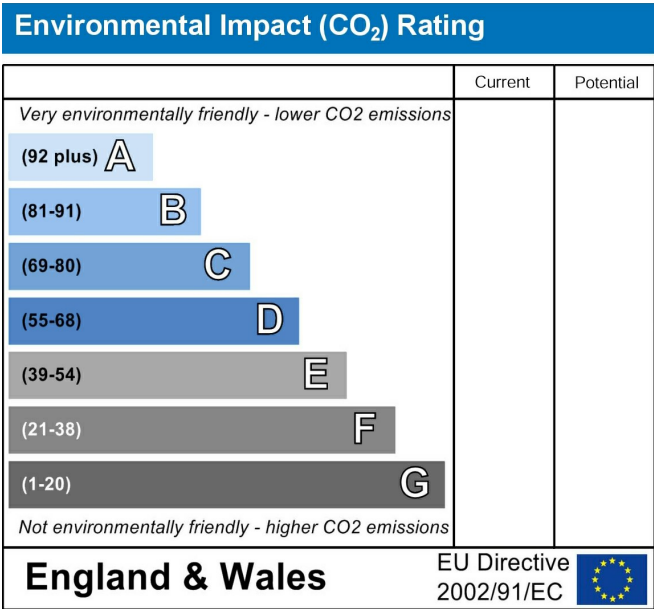
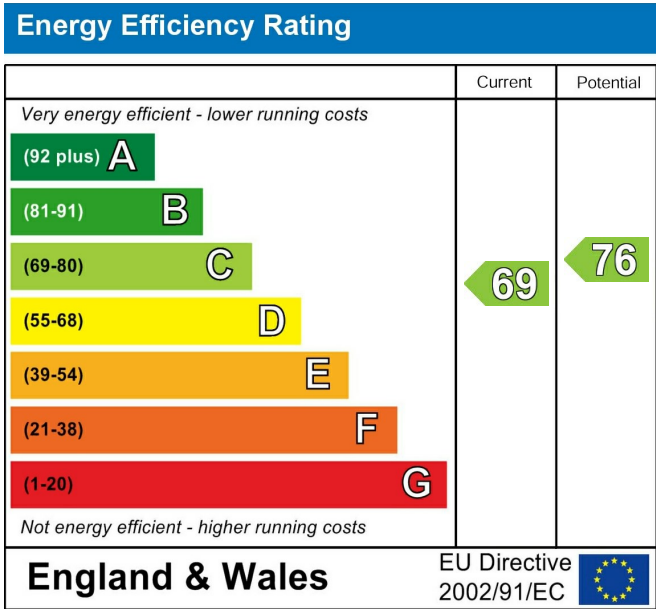
having coloured suite including panelled bath with shower over, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, central heating radiator and double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access over a block paved driveway with standing for several cars leading to GARAGE (19 X 8'1) with up and over door. A lawned foregarden with mature shrubs. A fully enclosed rear garden with patio area, lawn, mature flower borders and shrubs.





| Energy Efficiency Rating                    |  |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |
|---------------------------------------------|--|-------------------------|-----------------------------------------------------------------|--|-------------------------|
|                                             |  | Potential               |                                                                 |  | Potential               |
| Very energy efficient - lower running costs |  |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |
| (92 plus) A                                 |  |                         | (92 plus) A                                                     |  |                         |
| (81-91) B                                   |  |                         | (81-91) B                                                       |  |                         |
| (69-80) C                                   |  |                         | (69-80) C                                                       |  |                         |
| (55-68) D                                   |  |                         | (55-68) D                                                       |  |                         |
| (39-54) E                                   |  |                         | (39-54) E                                                       |  |                         |
| (21-38) F                                   |  |                         | (21-38) F                                                       |  |                         |
| (1-20) G                                    |  |                         | (1-20) G                                                        |  |                         |
| Not energy efficient - higher running costs |  |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |
| England & Wales                             |  | EU Directive 2002/91/EC | England & Wales                                                 |  | EU Directive 2002/91/EC |



Approximate total area<sup>(1)</sup>  
1020 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.

GIRAFFE 360

## 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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