CASTLE ESTATES

1982

A TASTEFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



41 CANDLE LANE
EARL SHILTON LE9 7BL

Offers Over £240,000

- Entrance Vestibule
- Well Fitted Kitchen
- Contemporary Fitted Family Bathroom
- Integral Garage
- Popular & Convenient Residential Location
- Attractive Lounge/Dining Room
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Well Tended Lawned Gardens Front & Rear
- VIEWING ESSENTIAL

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 tastefully presented and much improved semi detached family residence must be viewed to fully appreciate its wealth of attractive, quality fixtures and fittings.

The accommodation enjoys entrance vestibule, attractive dual aspect lounge/dining room and a well fitted kitchen. To the first floor there are three bedrooms and a contemporary family bathroom. Outside the property benefits from ample parking, garage and well tended gardens front and rear.

It is situated in a popular and convenient location, ideal for 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 excellent.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Freehold)

ENTRANCE VESTIBULE

having upvc double glazed front door with obscure glass and leaded lights. Inner door to Lounge/Dining Room.



LOUNGE/DINING ROOM

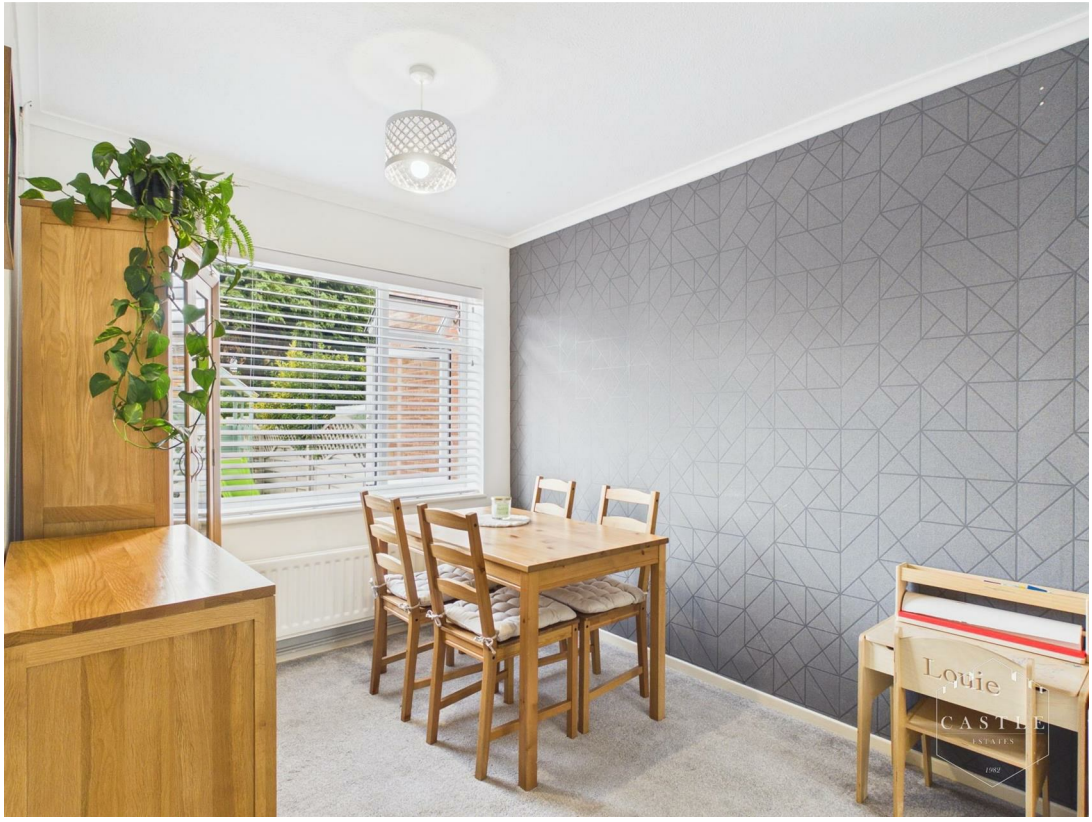
20'9 x 11'8 (6.32m x 3.56m)

having feature stone fireplace with inset fire, tv aerial point, two central heating radiators, coved ceiling, upvc double glazed bay window to front and upvc double glazed window to rear. Feature glass panelled 'dog leg' staircase to First Floor Landing.











KITCHEN

11 x 7'1 (3.35m x 2.16m)
having an attractive range of 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 washing machine, coved ceiling, central heating radiator, upvc double glazed window to rear and door opening onto Garden.







FIRST FLOOR LANDING

5'9 x 3'8 (1.75m x 1.12m)
having access to the roof space.



BEDROOM ONE

10'1 x 8'7 (3.07m x 2.62m)

having feature wall, coved ceiling, central heating radiator and upvc double glazed window to rear.





BEDROOM TWO

10'4 x 8'7 (3.15m x 2.62m)
having central heating radiator and upvc double glazed window to front.





BEDROOM THREE

10'8 x 7'1 (3.25m x 2.16m)

having central heating radiator and upvc double glazed window to front.





BATHROOM

10'5 x 7'2 (3.18m x 2.18m)

having contemporary fitted suite including feature freestanding bath with central mixer tap, separate shower cubicle with rain shower over and handheld shower, low level w.c., wash hand basin, ceramic tiled walls, inset LED lighting, chrome heated towel rail and upvc double glazed window with obscure glass to rear.





OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to GARAGE (15'9 x 7'8) with up and over door, power and light. A lawned foregarden. A fully enclosed rear garden with patio area, lawn, flower and shrub borders, well fenced boundaries.



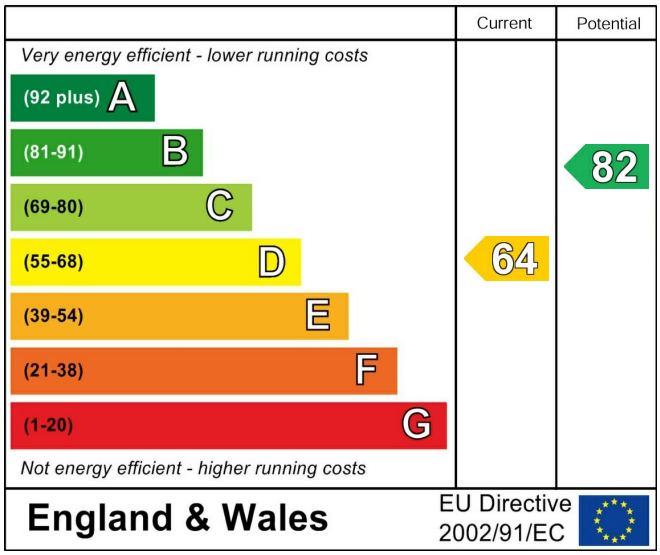



Bestway
Fast Set
CASTLE

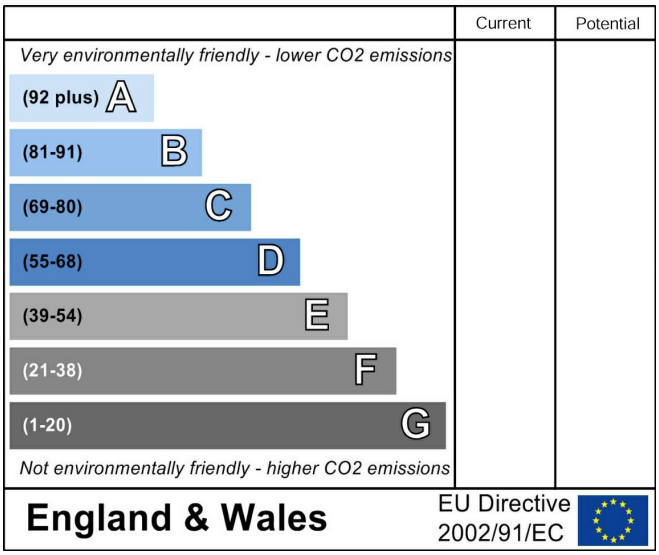

CASTLE



Energy Efficiency Rating



Environmental Impact (CO_2) Rating




Ashby Rd
Shilton Rd
A47
Thurlasto
Stapleton
Ashby Rd
Kirkby Rd
Church St
Thurlaston Ln
Croft Rd
Earl ton
M69
Barwell
Station Rd
Pingle Ln
Shilton Rd
A47
Ashby Rd
Elmesthorpe
M69
Potters Marston
A47
Leicester Rd
Huncote Rd
Station Rd
Stoney St
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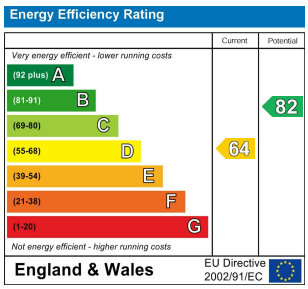

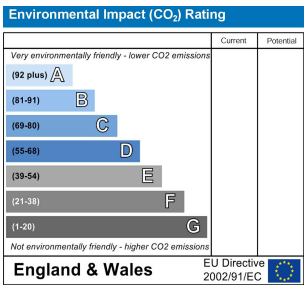

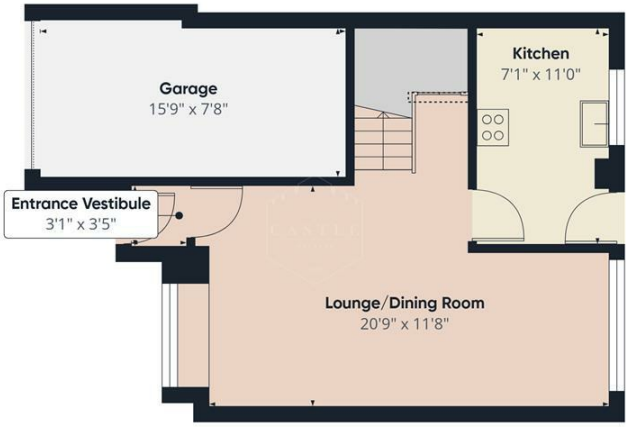

Floor 0



Floor 1



Approximate total area(1)

840 ft²

Reduced headroom

2 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