CASTLE ESTATES

1982

A WELL APPOINTED THREE BEDROOMED SEMI DETACHED BUNGALOW WITH AMPLE PARKING, GARAGE AND LAWNED GARDENS SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



115 CEDAR ROAD
EARL SHILTON LE9 7HG

Offers In The Region Of £240,000

- Entrance Hall
- Well Fitted Kitchen
- Shower Room
- Lawned Gardens Front & Rear
- NO CHAIN
- Lounge To Rear
- Three Bedrooms
- Ample Parking & Detached Garage
- Popular Residential Location
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** NO CHAIN - VIEWING ESSENTIAL ** This well appointed semi detached bungalow is situated in a popular and convenient 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.

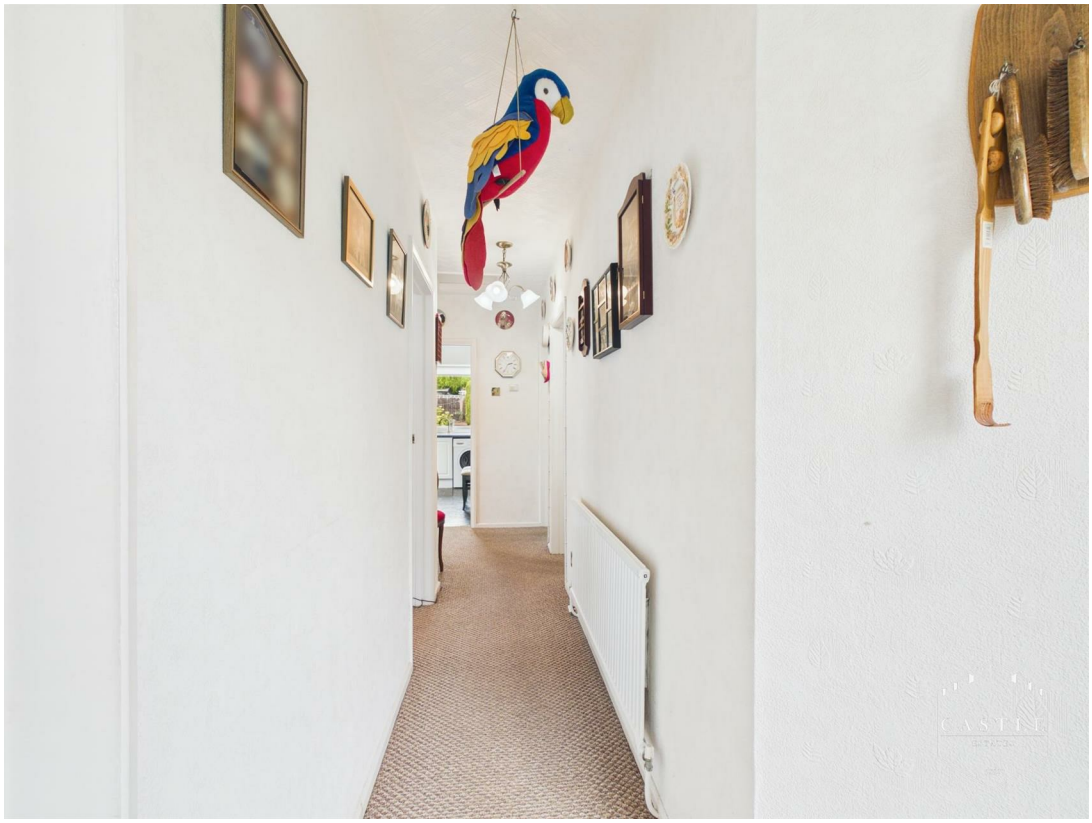
The accommodation enjoys entrance hall, lounge to rear with patio doors opening onto garden, well fitted kitchen, three bedrooms and a modern shower room. Outside the property has ample off road parking, detached garage with useful store off, lawned gardens front and rear.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

17'6 x 5 (5.33m x 1.52m)
having upvc double glazed front door with coloured leaded lights, central heating radiator and access to the roof space.



LOUNGE

14'10 x 10'11 (4.52m x 3.33m)

having feature wood fireplace with inset fire, marble back and hearth, coved ceiling, tv aerial point, central heating radiator and sliding patio door opening onto Garden.







KITCHEN

11'4 x 10'11 (3.45m x 3.33m)

having 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, hob with extractor fan over, space and plumbing for washing machine, space for upright fridge freezer, central heating radiator, upvc double glazed window to rear and upvc double glazed side door.







BEDROOM ONE

11'11 x 10'10 (3.63m x 3.30m)
having range of built in wardrobes and dressing table, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

9'11 x 8'2 (3.02m x 2.49m)

having built in wardrobes, coved ceiling, central heating radiator and upvc double glazed window to front.





BEDROOM THREE

8'6 x 7'7 (2.59m x 2.31m)
having central heating radiator and upvc double glazed window to side.



SHOWER ROOM

6 x 5'4 (1.83m x 1.63m)

having fully tiled corner shower cubicle with rain shower over, integrated low level w.c., wash hand basin and vanity cabinets, fully tiled walls, chrome heated towel rail, inset LED lighting and upvc double glazed window with obscure glass to side.



OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE (15'10 x 8'3) with up and over door. BRICK STORE (7'4 x 7'3) with door to garden. A lawned foregarden with hedged boundary to side. Fully enclosed rear garden with patio area, lawn, mature trees, shrubs and flower borders, ornamental pond and fenced boundaries.





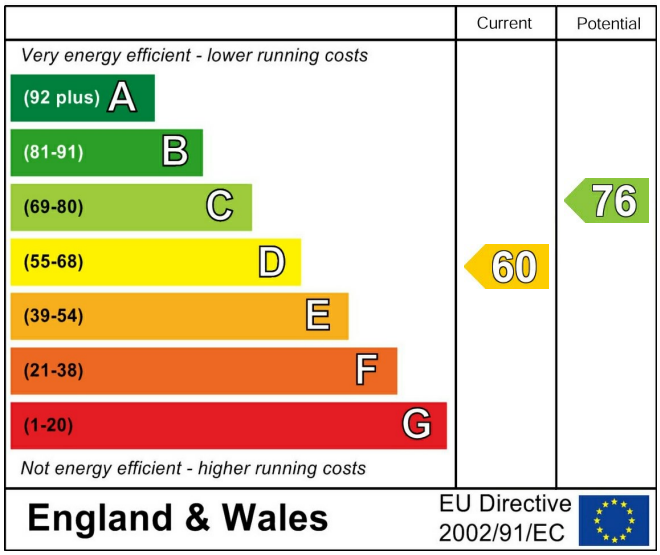




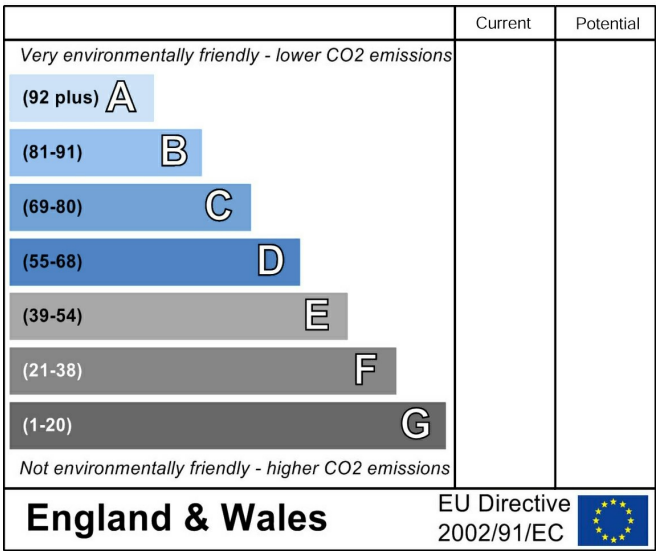




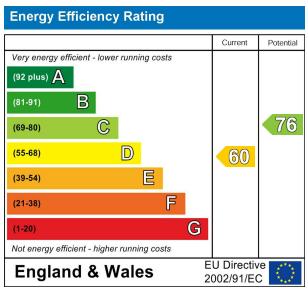
Energy Efficiency Rating

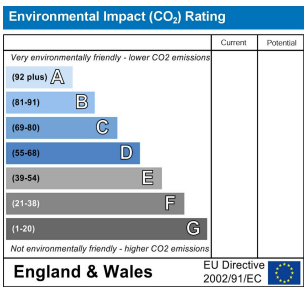


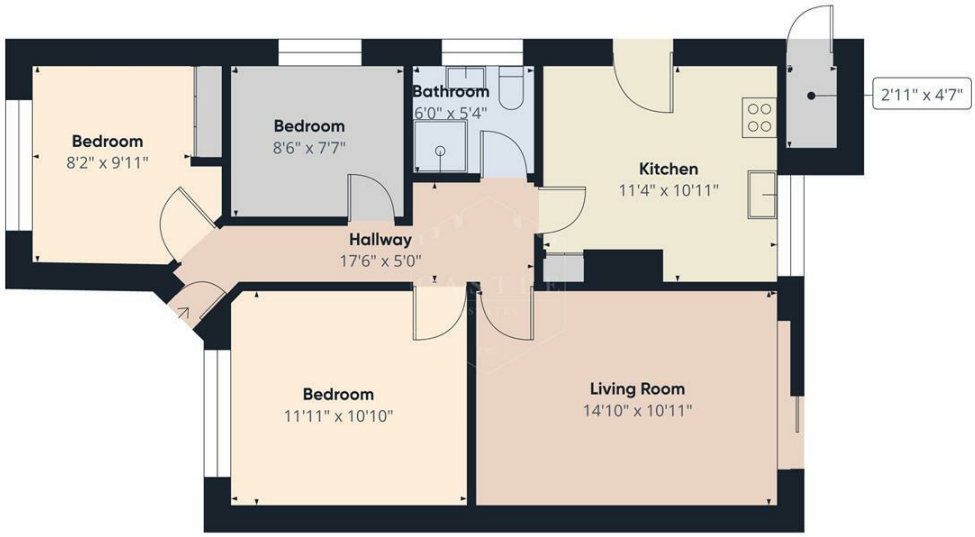
Environmental Impact (CO_2) Rating



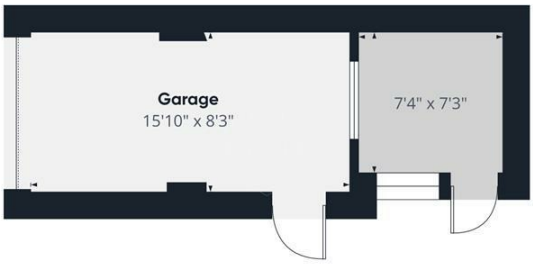








Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

687 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