CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED TRADITIONAL SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH EXCELLENT POTENTIAL FOR FURTHER EXTENSION AND IMPROVEMENT SITUATED IN A POPULAR AND CONVENIENT LOCATION



1 JAMES STREET
EARL SHILTON LE9 7FJ

Offers In The Region Of £250,000

- NO CHAIN - EXCELLENT POTENTIAL FOR EXTENSION/IMPROVEMENT
- Spacious Lounge
- Three Bedrooms
- Ample Parking & Tandem Length Garage
- Entrance Hall
- Breakfast Kitchen
- Wet Room
- Good Sized Mature Gardens

CASTLE ESTATES 1982

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www.castles-online.co.uk

NO CHAIN - EXCELLENT POTENTIAL FOR EXTENSION/IMPROVEMENT (subject to planning consents).

This spacious traditional semi detached property must be viewed to fully appreciate its size of accommodation and its wealth of opportunities for further development.

The accommodation currently enjoys entrance hall, spacious lounge and breakfast kitchen. To the first floor there are three bedrooms and a wet room. Outside the property has ample parking, tandem garage and mature private gardens.

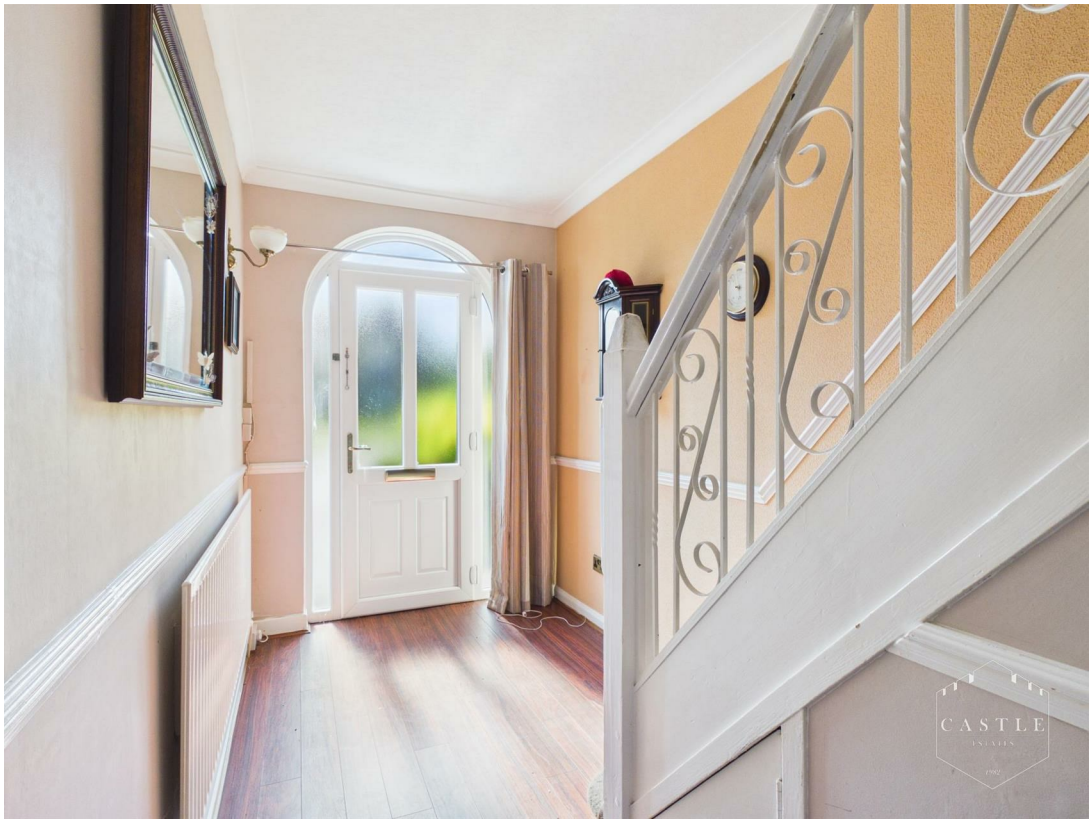
It is situated in a popular and convenient location within walking distance of Earl Shilton town centre with its range of shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good indeed.

COUNCIL TAX BAND & TENURE

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

HALL

15'4 x 5'11 (4.67m x 1.80m)
having upvc double glazed front door with obscure glass, central heating radiator, wood effect flooring and coved ceiling. Feature spindle balustraded staircase to First Floor Landing with storage beneath.





LOUNGE

26'4 x 11'6 (8.03m x 3.51m)

having upvc double glazed bay window to front, brick fireplace with tv plinth, two central heating radiators, coved ceiling and lift to the first floor. Double doors opening onto Kitchen.



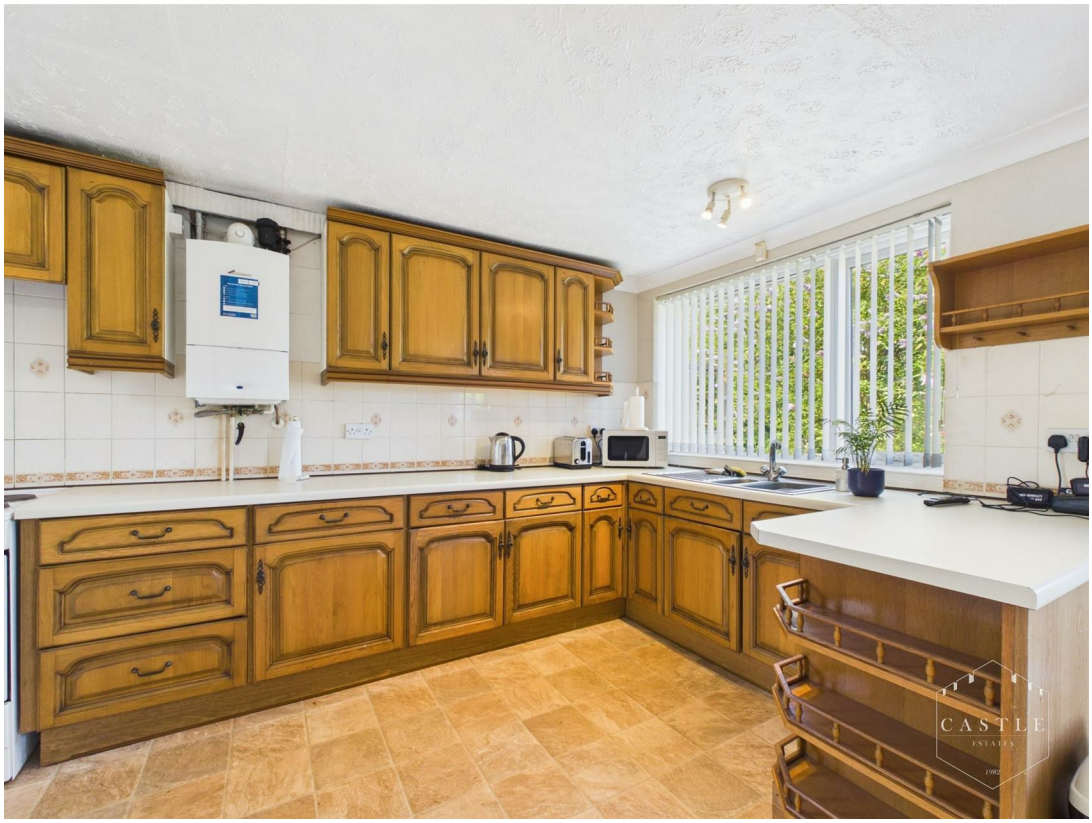




KITCHEN

17'10 x 10'6 (5.44m x 3.20m)

having excellent range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker, space for fridge, space and plumbing for washing machine, gas fired boiler for central heating and domestic hot water, central heating radiator, tv aerial point, upvc double glazed windows to side and rear. Upvc double glazed door to garden.









FIRST FLOOR LANDING

8'2 x 5'11 (2.49m x 1.80m)

having upvc double glazed window to side, access to roof space and wood effect flooring.



BEDROOM ONE

14'1 x 10'5 (4.29m x 3.18m)

having upvc double glazed bay window to front, inset LED lighting, coved ceiling and central heating radiator.



BEDROOM TWO

12 x 11'5 (3.66m x 3.48m)
having wood effect flooring, central heating radiator, built in storage cupboard, lift down to lounge and upvc double glazed window to rear.



BEDROOM THREE

7'9 x 7 (2.36m x 2.13m)
having central heating radiator and upvc double glazed window to front.

WET ROOM

7'9 x 5'11 (2.36m x 1.80m)

having shower area, low level w.c, pedestal wash hand basin, central heating radiator, fully tiled walls, non-slip flooring and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to TANDEM GARAGE (32'1 x 10'8) with up and over door, windows to rear and door to garden. Mature shrubs to fore. Pedestrian access via gate to a fully enclosed and private rear garden with decked area. lawn, mature trees, shrubs and flower borders. Summer house.







OUTSIDE - AERIAL



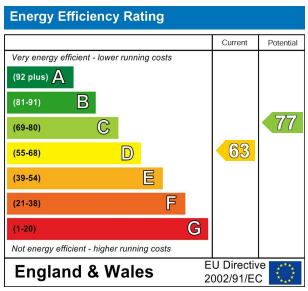
Energy Efficiency Rating

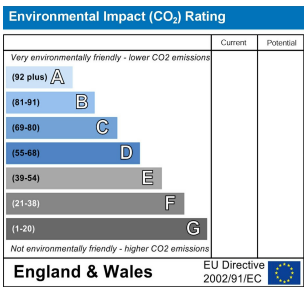
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

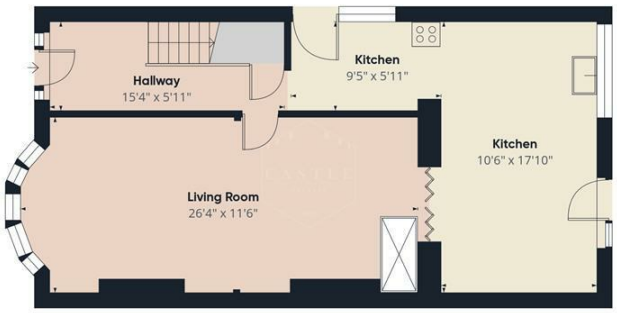
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[1]

1374 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