CASTLE ESTATES

1982

****NO CHAIN** AN ATTRACTIVE, WELL PRESENTED AND SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A LARGE MATURE PLOT SITUATED IN A MOST SOUGHT AFTER AND CONVENIENT RESIDENTIAL LOCATION**



33 BALMORAL ROAD
EARL SHILTON LE9 7HB

No Onward Chain £290,000

- No Chain
- Well Fitted Dining Kitchen
- Three Good Sized Bedrooms
- Modern Family Bathroom
- Large & Mature Private Rear Garden
- Good Sized Lounge
- Utility Room
- Useful Study
- Ample Off Road Parking & Integral Garage
- Enclosed Porch To Hall

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** VIEWING ESSENTIAL ** This well presented and spacious traditional semi detached family residence stands on a sizeable mature private plot. Viewing essential.

The accommodation boasts enclosed porch to hall, attractive lounge to front, well fitted dining kitchen with double doors opening onto garden and utility room. To the first floor there are three good sized bedrooms, useful study and a family bathroom. A particular feature of this property is the plot size having ample off parking, integral garage and a large private rear garden.

It is located within easy distance of Earl Shilton town centre with its shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

COUNCIL TAX BAND & TENURE

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

ENCLOSED PORCH

7'11 x 1'10 (2.41m x 0.56m)
having upvc front door and side windows.

HALL

7'6 x 6 (2.29m x 1.83m)
having upvc double glazed door with feature obscure glass, wood effect flooring, wall light point and central heating radiator. Feature spindle balustraded staircase to First Floor Landing with useful under stairs storage.



LOUNGE

18'1 x 10'8 (5.51m x 3.25m)

having upvc double glazed window to front, feature log burning stove with beam over, coved ceiling, central heating radiator, wood effect flooring. Double doors opening onto Dining Kitchen.








feeling lucky

DINING KITCHEN

15'10 x 10'9 (4.83m x 3.28m)

KITCHEN AREA having range of fitted units including base units, drawers and contrasting butchers block effect work surfaces, inset sink with mixer tap, built in oven, breakfast bar, coved ceiling, wood effect flooring, upvc double glazed windows to side and rear. Square archway to Utility.

DINING AREA having coved ceiling, central heating radiator, wood effect flooring and upvc double glazed French doors opening onto Garden.






VALENCIA
ARBOL DE NARANJAS
KITCHEN
DISCO





UTILITY ROOM

7'11 x 7'5 (2.41m x 2.26m)

having matching base and wall units, fly over butchers block effect work surface with space and plumbing beneath for washing machine and dishwasher, space for American style fridge freezer, wood effect flooring and door to Hall.



FIRST FLOOR LANDING

having built in storage cupboard, wall light points, access to the roof space and upvc double glazed window to rear.



BEDROOM ONE

11'3 x 10'11 (3.43m x 3.33m)
having upvc double glazed window to front and central heating radiator.





BEDROOM TWO

12 x 8'9 (3.66m x 2.67m)
having strip wood flooring, central heating radiator and upvc double glazed window to front.





BEDROOM THREE

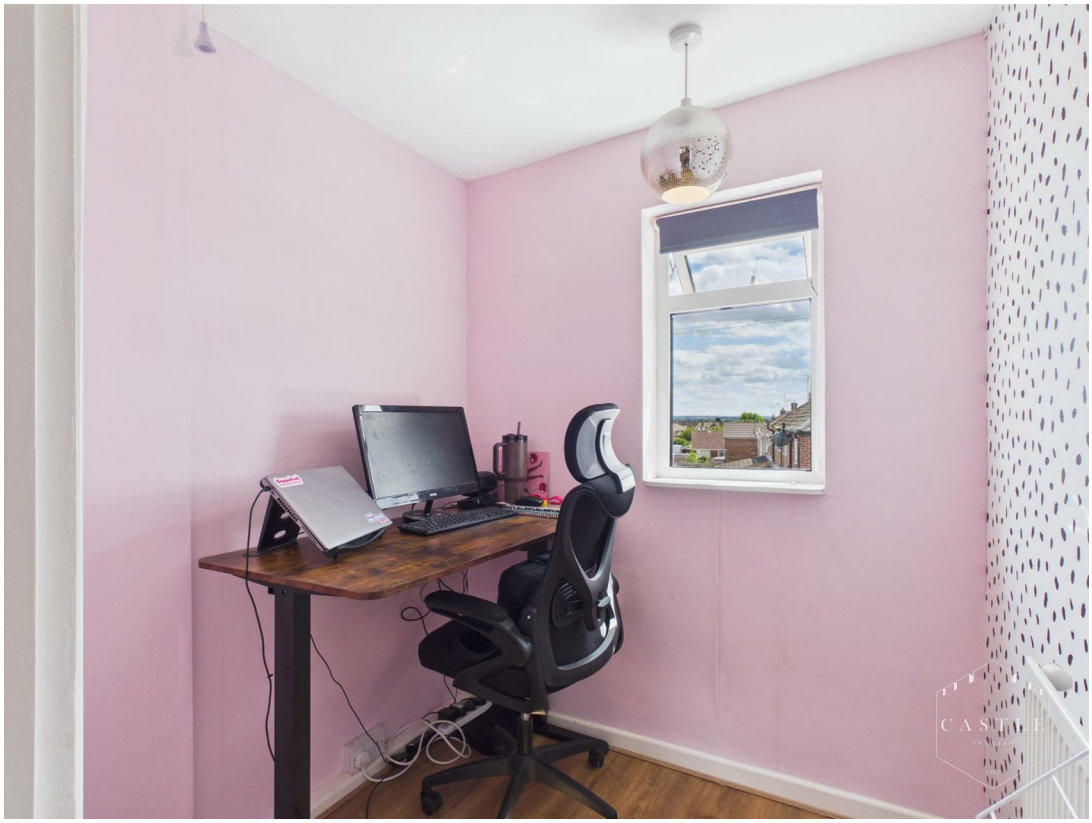
10'10 x 6'6 (3.30m x 1.98m)
having upvc double glazed window to rear, coved ceiling and central heating radiator.





STUDY

5'11 x 5'10 (1.80m x 1.78m)
having upvc double glazed window to front, wood effect flooring and central heating radiator.



FAMILY BATHROOM

8'10 x 5 (2.69m x 1.52m)

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



OUTSIDE

There is direct vehicular access over a sizeable block paved driveway with standing for numerous cars leading to INTEGRAL GARAGE (23 x 9'3) with double doors front and rear. A sizeable mature private rear garden with decked and paved seating areas, steps up to lawn, mature shrubs and trees, garden shed, summer house and well fenced boundaries.












CASTLE
ESTATES





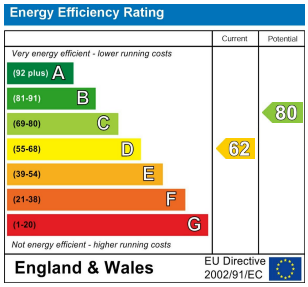
Energy Efficiency Rating

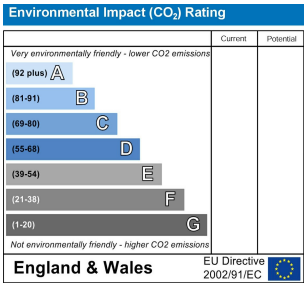
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

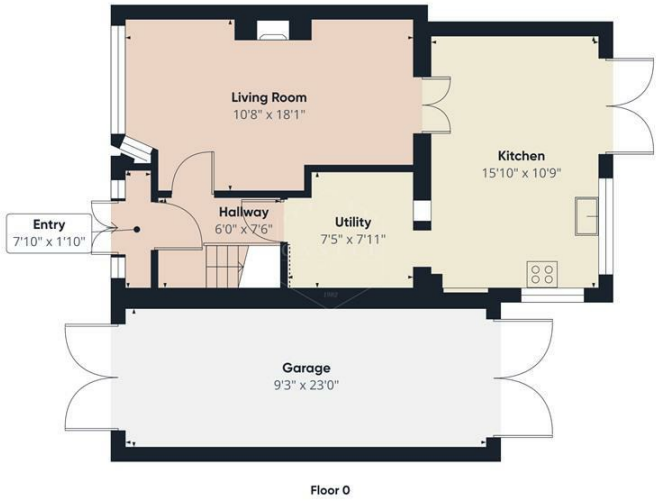
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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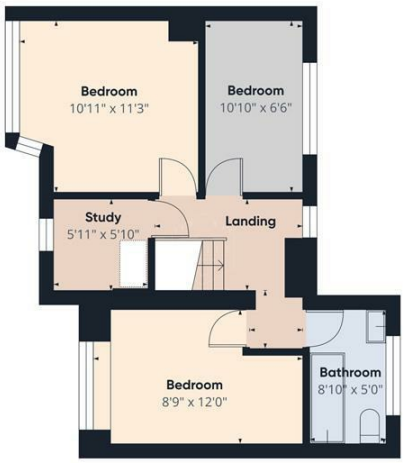








Floor 0



Floor 1

Approximate total area(1)
872 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