CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH AMPLE PARKING AND GARAGE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



60 WESTFIELD AVENUE
EARL SHILTON LE9 7RT

Offers Over £330,000

- Good sized entrance hallway
- Attractive living room with bespoke media wall
- Fabulous open plan living kitchen
- Seperate Utility Room
- Downstairs WC
- Master Bedroom with En-Suite
- Three further good-sized bedrooms
- Family bathroom
- Landscaped rear garden
- Ample parking and garage

CASTLE ESTATES 1982

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** VIEWING ESSENTIAL ** This beautifully presented detached family residence was recently built to a high standard and viewing is highly recommended.

The accommodation boasts entrance hall, attractive lounge to front, superb living kitchen, separate utility room and downstairs toilet. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking, larger than average garage and well tended lawned gardens.

It 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 to further afield very good.

COUNCIL TAX BAND AND TENURE

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

HALLWAY

7'6" x 14'4" (2.29m x 4.37m)
having composite front door and side window with obscure glass, wood effect flooring and central heating radiator. Staircase to First Floor Landing.




LIVING ROOM

9'6" x 16'9" (2.90m x 5.11m)
having upvc double glazed square bay window to front, tv aerial point, central heating radiator and bespoke made media wall with built-in electric fire.





KITCHEN/DINER

18'6" x 12'11" (5.64m x 3.94m)

having range of contemporary fitted units including base units, drawers and wall cupboards with under lighting, contrasting work surfaces and matching splashbacks, inset stainless steel sink, built in oven, induction hob with extractor over, integrated dishwasher, integrated fridge freezer, understair storage cupboard, two central heating radiators, inset LED lighting, ceramic tiled flooring and Bi-fold doors opening onto Rear Garden.





UTILITY ROOM

6'1" x 5'2" (1.85m x 1.57m)

having work surfaces with space and plumbing beneath for washing machine, central heating radiator and ceramic tiled flooring.



DOWNSTAIRS WC

5'4" x 5'2" (1.63m x 1.57m)

having white suite including integrated low level w.c., wash hand basin, contemporary tiled splashbacks, central heating radiator, ceramic tiled flooring and upvc double glazed window with obscure glass.



LANDING

having spindle balustrading, central heating radiator and access to the roof space.



MASTER BEDROOM

12'6" x 10'9" (3.81m x 3.28m)

having fitted wardrobes with sliding mirrored doors, central heating radiator and upvc double glazed window to front.





EN-SUITE

7'4" x 4'6" (2.24m x 1.37m)

having white suite including shower cubicle with rain shower over, integrated low level w.c., wash hand basin, chrome heated towel rail, contemporary ceramic tiled splashbacks, extractor fan and upvc double glazed window with obscure glass to side.



BEDROOM TWO

11'2" x 9'6" (3.40m x 2.90m)
having central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

9'6" x 7'1" (2.90m x 2.16m)
having central heating radiator and upvc double glazed window to rear.



BEDROOM FOUR

9'1" x 7'5" (2.77m x 2.26m)
having central heating radiator and upvc double glazed window to front.



FAMILY BATHROOM

having white suite including panelled bath with rain shower over and glass screen, integrated low level w.c., wash hand basin, contemporary ceramic tiled splashbacks, inset LED lighting, chrome heated towel rail and upvc double glazed window with obscure glass to side.



OUTSIDE

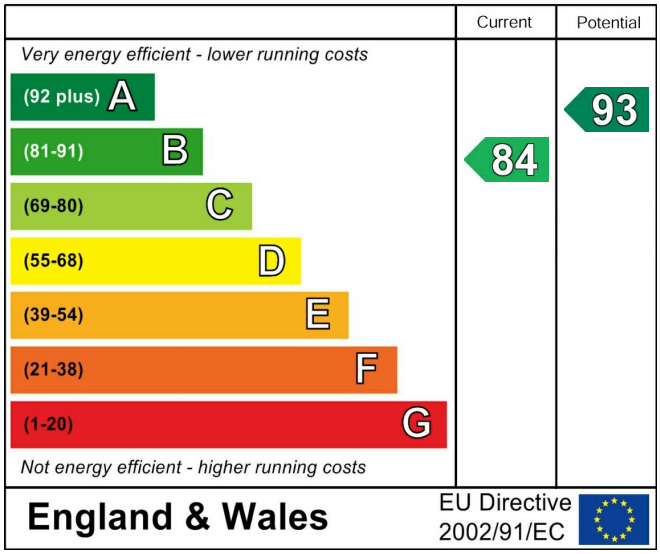
There is direct vehicular access over a tarmac driveway with standing for several cars leading to TANDEM LENGTH GARAGE (20'4 x 10'9) with up and over door, power and light. A lawned foregarden with path to front door. Pedestrian access to a well tended rear garden with landscaped patio area, raised flower beds, lawn and well fenced boundaries.



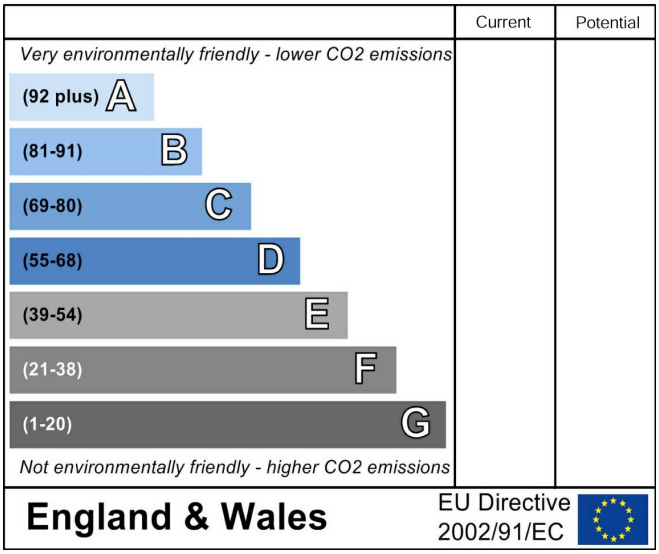


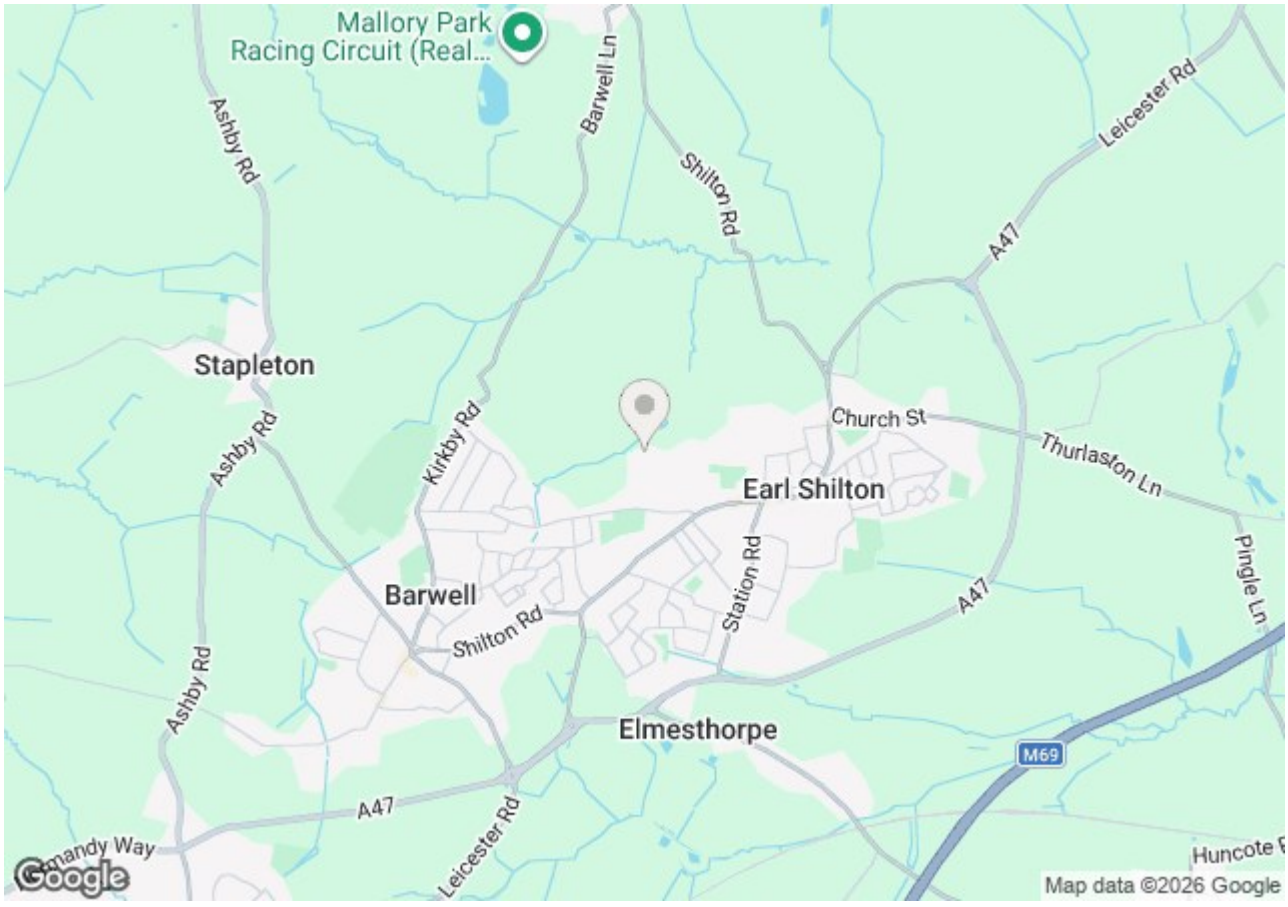


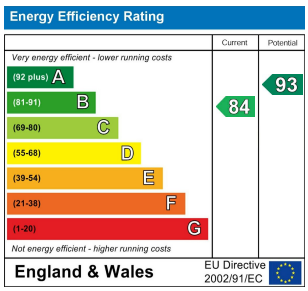
Energy Efficiency Rating

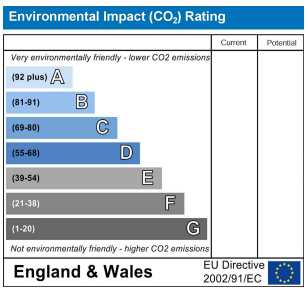


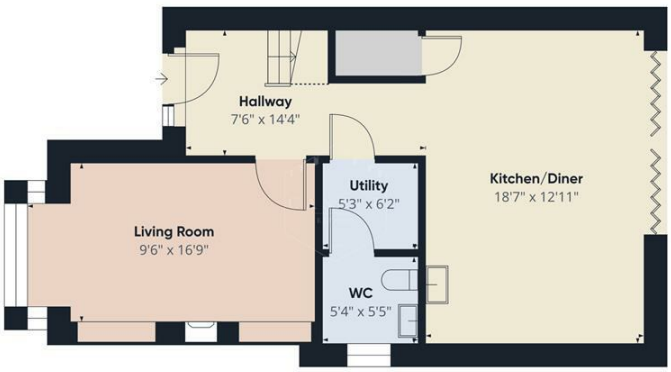
Environmental Impact (CO_2) Rating



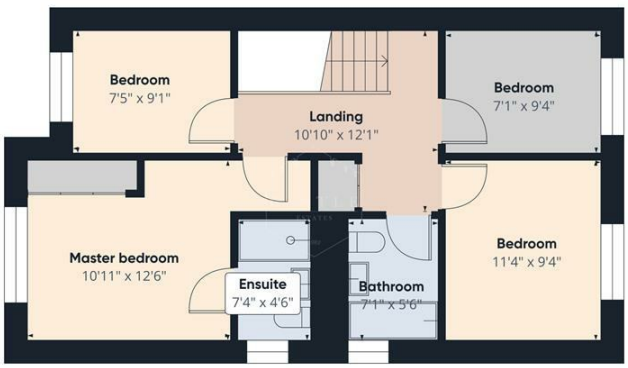








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1128 ft²

Reduced headroom

11 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