

# CASTLE ESTATES

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**A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH SIZEABLE PRIVATE REAR GARDEN SITUATED IN A QUIET CUL-DE-SAC LOCATION CLOSE TO OPEN COUNTRYSIDE.**



## **MOONDARRA HIGH TOR EAST EARL SHILTON LE9 7DL**

**Guide Price £295,000**

- Porch To Impressive Hall
- Conservatory & Family Room
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Private & Sizeable Mature Rear Garden
- Elegant Lounge & Separate Dining Room
- Well Fitted Kitchen & Utility
- Modern Family Bathroom
- Outside Office/Hobbies/Playroom
- VIEWING ESSENTIAL



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## VIEWING

By arrangement through the Agents.

## DIRECTIONAL NOTE

Travel from the centre of Earl Shilton along the High Street to Hill Top and turn left at the mini island (Ashfields Restaurant) onto Keats Lane. Continue along here for approximately a quarter of mile and you will see the turning for High Tor East on the right hand side.

## DESCRIPTION

This beautifully presented, extended and much improved detached family residence must be viewed internally to fully appreciate its size of accommodation, wealth of quality fixtures and fittings.

The accommodation boasts of an enclosed porch leading to an impressive hall, elegant lounge, separate sitting/dining room, upvc double glazed conservatory, well fitted kitchen, family room and utility room. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking, private and sizeable rear garden with very useful outside office/hobbies/playroom.

It is situated on the outskirts of the popular village of Earl Shilton yet convenient for all local amenities and countryside close by.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

### ENCLOSED ENTRANCE PORCH

5'6" x 2'11" (1.7m x 0.9m)

having upvc double glazed front door and ceramic tiled flooring. Fully glazed inner door and side window with coloured leaded lights leading to Hall.

### HALL

11'5" x 5'6" (3.5m x 1.7m )

having central heating radiator and staircase to the first floor landing.



## LOUNGE

15'5" x 10'5" (4.7m x 3.2m )

having feature brick fireplace with display shelf, stone hearth and space for electric fire, central heating radiator. Feature archway to Sitting/Dining Room.



## SITTING/DINING ROOM

9'10" x 8'2" (3m x 2.5m )

having central heating radiator. Feature archway to Conservatory.



## CONSERVATORY/DINING ROOM

12'5" x 8'6" (3.8m x 2.6m )

having feature ornate fireplace with polished marble effect surround and hearth, central heating radiator, upvc double glazed windows and French doors opening onto the rear garden.



## KITCHEN

13'5" x 7'2" (4.1m x 2.2m )

having an attractive range of fitted units including ample base units, drawers and wall cupboards with under lighting, matching work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap. integrated dishwasher, integrated fridge, built in electric stainless steel oven and grill, gas hob with extractor hood over, ceramic tiled floor, central heating radiator and beamed ceiling.



## FAMILY ROOM

24'7" x 6'6" (7.5m x 2m)

having upvc double glazed front door and double doors opening onto rear garden.



## FAMILY ROOM



## UTILITY ROOM

8'6" x 5'6" (2.6m x 1.7m )

having gas fired boiler for central heating and domestic hot water, work surface with space and plumbing for washing machine, space for fridge freezer.

## FIRST FLOOR LANDING

having spindle balustading and access to the roof space.



## BEDROOM ONE

11'5" x 9'10" (3.5m x 3m )

having central heating radiator, attractive range of three double wardrobes with cupboards over.



## BEDROOM TWO

11'1" x 8'2" (3.4m x 2.5m )

having central heating radiator, two and half double wardrobes and chest of drawers.



## BEDROOM THREE

7'6" x 6'2" (2.3m x 1.9m )

having central heating radiator and double built in wardrobe.





## BATHROOM

7'6" x 5'10" (2.3m x 1.8m )

having white suite including panelled bath, pedestal wash hand basin, low level w.c., chrome heated towel rail, fully tiled walls and ceramic tiled flooring.



## OUTSIDE

There is direct vehicular access over a chip stone driveway with standing for several cars. A fully enclosed and private rear garden with block paved patio area with steps down to lawn, mature flower and shrub borders, well fenced boundaries, garden shed, outside lighting and cold water tap.



**OUTSIDE**



**HOBBIES/OUTSIDE OFFICE/PLAYROOM**

14'5" x 8'2" (4.4m x 2.5m)


having stone hearth with electric stove, outer door and window overlooking the rear garden.




**OUTSIDE - REAR ELEVATION**



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
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(81-91) <b>B</b>		
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Total area: approx. 120.8 sq. metres (1300.8 sq. feet)

## **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 12.00 pm

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