

CASTLE ESTATES

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**A BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE
SITUATED IN A SOUGHT AFTER AND QUIET CUL-DE-SAC CLOSE TO OPEN
COUNTRYSIDE**



**9 WENTWORTH AVENUE
ELMESTHORPE LE9 7NG**

Guide Price £380,000

- Impressive Hall & Guest Cloakroom
- Separate Dining Area
- Matching Utility Room
- Three Further Good Sized Bedrooms
- Ample Parking & Garage
- Attractive Lounge
- Contemporary Fitted Breakfast Kitchen
- Master Bedroom & Ensuite
- Modern Bathroom
- Private & Pleasant Rear Garden



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rightmove

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel into Elmessthorpe from Station Road, Earl Shilton and turn immediately left into St. Marys Way. First left into Wentworth Avenue, follow the road around to the right and you will see this property on the left hand side.

DESCRIPTION

This beautifully presented detached family residence must be viewed internally to fully appreciate its spacious accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts of an impressive entrance hall with guest cloakroom, spacious lounge with separate dining area, contemporary fitted breakfast kitchen and matching utility room. To the first floor there is a master bedroom with feature window and ensuite shower room, three further good sized bedrooms and a modern bathroom. Outside the property has ample off road parking leading to a garage, pleasant and private rear garden.

It is situated in a quiet cul-de-sac location close to open countryside. All amenities can be found in the neighbouring town of Earl Shilton and those wishing to commute will find easy access to the A47, A5 and M69 junctions.

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

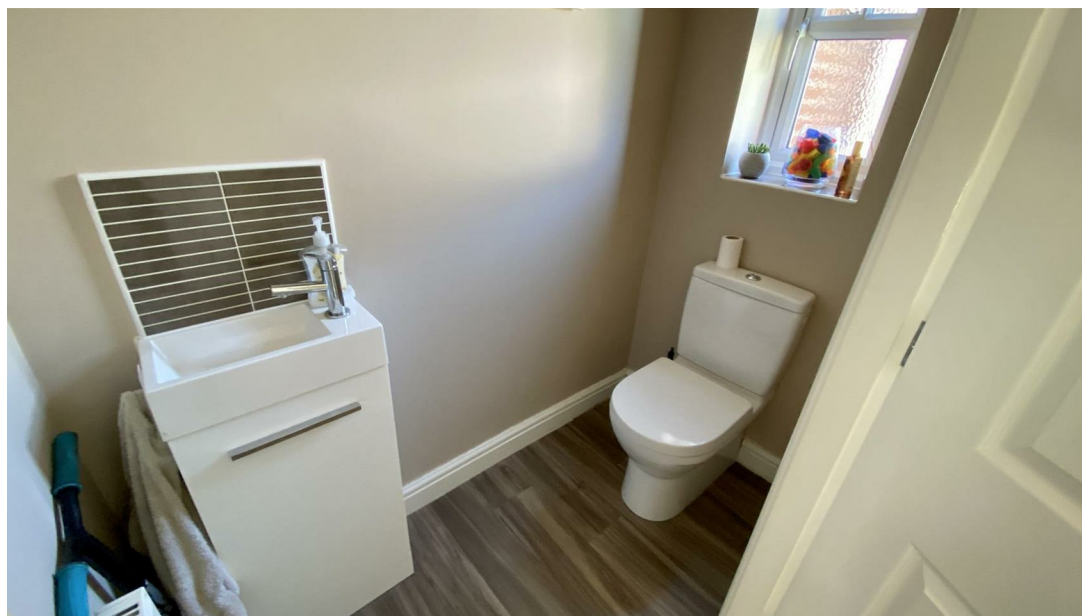
ENTRANCE HALL

15'5" x 3'3" min - 6'10" (4.7m x 1m min - 2.1m)

having composite double glazed front door with leaded lights and mat well, central heating radiator, alarm control panel. Spindle balustraded staircase leading to first floor landing with useful storage cupboard beneath.

GUEST CLOAKROOM

having white low level w.c., vanity unit with wash hand basin and central heating radiator.



LOUNGE

19'8" x 10'9" (6m x 3.3m)

having upvc double glazed square bay window, central heating radiator, tv aerial point and double doors leading to Dining Area.



LOUNGE



DINING AREA

10'5" x 9'10" (3.2m x 3m)
having central heating radiator.



BREAKFAST KITCHEN

18'4" x 9'10" (5.6m x 3m)
having an attractive range of contemporary cream gloss units including base units, drawers and wall cupboards, matching butchers block effect work surfaces and ceramic tiled splashbacks, inset single drainer sink with mixer tap, built in electric double oven and grill, four ring gas hob with stainless steel cooker hood over, space and plumbing for dishwasher, LED lighting, space for American style fridge freezer, central heating radiator, vinyl flooring and upvc double glazed French doors opening onto the rear garden.



BREAKFAST KITCHEN



UTILITY ROOM

9'2" x 4'11" (2.8m x 1.5m)

having attractive range of matching units and work surfaces, inset stainless steel sink, space and plumbing for washing machine and tumble dryer, vinyl flooring, central heating radiator, extractor fan and composite double glazed side entrance door.

FIRST FLOOR LANDING

having spindle balustrading, access to the roof space with drop down ladder, built in linen cupboard with chrome heated towel rail.

MASTER BEDROOM

14'5" x 10'9" (4.4m x 3.3m)

having feature window overlooking the front garden and central heating radiator.



ENSUITE SHOWER ROOM

having fully tiled shower cubicle, pedestal wash hand basin, low level w.c., central heating radiator, extractor fan, inset LED lighting and vinyl flooring.

BEDROOM TWO

12'1" x 9'10" (3.7m x 3m)
having central heating radiator.



BEDROOM THREE

10'2" x 9'2" (3.1m x 2.8m)
having central heating radiator.



BEDROOM FOUR

11'1" x 9'10" (3.4m x 3m)
having central heating radiator.



BATHROOM

7'6" x 6'6" (2.3m x 2m)
having white suite including panelled bath, low level w.c., pedestal wash hand basin, central heating radiator, half tiled walls in matching ceramics, vinyl flooring, extractor fan and LED lighting.



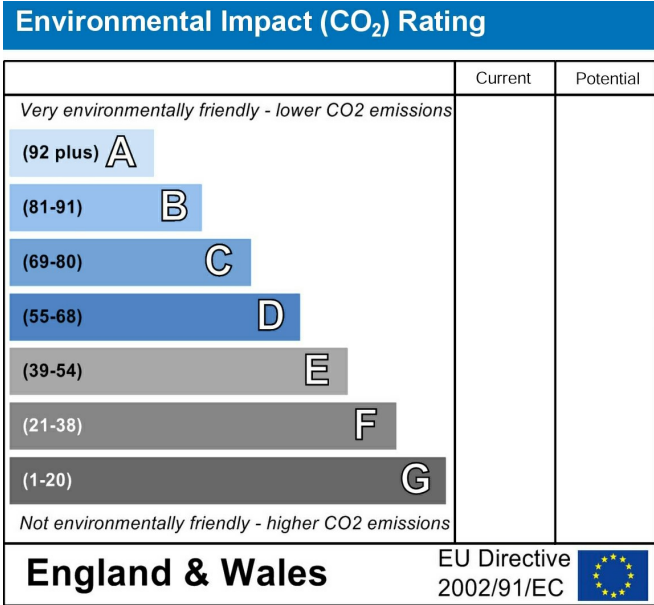
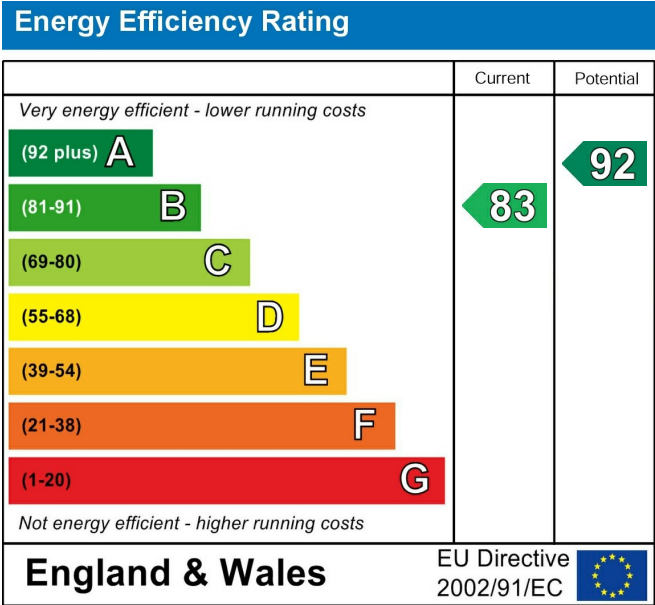
OUTSIDE

There is direct vehicular access over a tarmacadam driveway with standing for two cars leading to a BRICK BUILT GARAGE with up and over door, side personal door, power, light and housing the gas fired boiler for central heating and domestic hot water. Pedestrian access via gate leading to a rear garden with lawn, patio area, ornamental pond, greenhouse, well fenced boundaries, lighting, cold water tap and power. Not overlooked from the rear with south facing rear aspect.



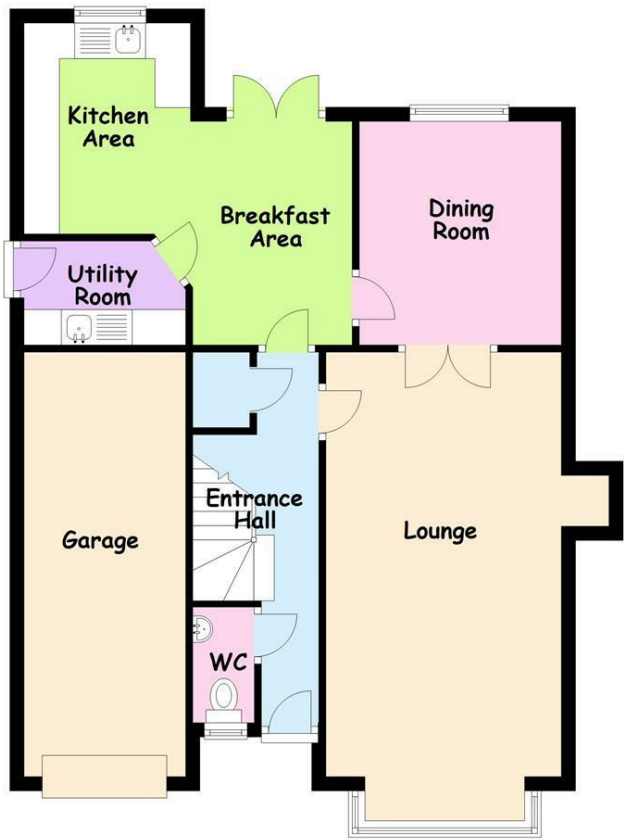
OUTSIDE





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Ground Floor



First Floor



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
