

CASTLE ESTATES

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AN ATTRACTIVE AND BEAUTIFULLY PRESENTED RECENTLY BUILT THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT LOCATION



**84 BUXTON CRESCENT
BROUGHTON ASTLEY LE9 6TB**

Guide Price £285,000

- Impressive Hall & Guest Cloakroom
- Contemporary Fitted Breakfast Kitchen
- Two Further Good Sized Bedrooms
- Off Road Parking
- Pleasant Lawned Gardens
- Attractive Lounge
- Master Bedroom & Ensuite
- Modern Family Bathroom
- Brick Built Garage
- VIEWING IS ESSENTIAL



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rightmove

VIEWING

By arrangement through the Agents.

DESCRIPTION

This beautifully presented, recently built detached family residence must be viewed internally to fully appreciate its wealth of attractive and quality fixtures and fittings.

The accommodation enjoys an impressive entrance hall with guest cloakroom off, dual aspect lounge and a well fitted contemporary breakfast kitchen. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and a modern family bathroom. Outside the property has off road parking leading to a brick built garage, pleasant lawned gardens front and rear.

It is situated in a popular and convenient location, close to Aldi supermarket and Leisure Centre. Located just off the Perimeter Road it is ideal for commuters to Leicester, Hinckley and surrounding areas. Open countryside is close by.

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

ENTRANCE HALL

10'5" x 4'3" (3.2m x 1.3m)

having composite double glazed front door, mat well, alarm control panel, central heating radiator, hive central heating thermostat system and 'dog leg' feature staircase to the first floor landing with useful storage cupboard beneath.



GUEST CLOAKROOM

having white low level w.c., pedestal wash hand basin, vinyl flooring and extractor fan.



LOUNGE

22'11" x 11'5" (7m x 3.5m)

having two central heating radiators, tv aerial point, upvc double glazed side windows and upvc double glazed French doors with integrated blinds opening onto rear garden.



LOUNGE



BREAKFAST KITCHEN

11'9" x 9'10" (3.6m x 3m)

having an attractive range of light grey contemporary fitted units including base units and drawers, matching light granite effect work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap and rinsing bowl, space and plumbing for washing machine, integrated dishwasher, integrated fridge freezer, built in electric double oven and grill, four ring gas hob with extractor hood over, inset LED lighting, light grey ceramic flooring and central heating radiator.



FIRST FLOOR LANDING

having central heating radiator, built in cupboard housing the gas fired boiler for central heating and domestic hot water.

MASTER BEDROOM

11'1" x 10'5" (3.4m x 3.2m)

having central heating radiator and panic alarm.



MASTER BEDROOM



ENSUITE

8'10" x 3'3" (2.7m x 1m)

having white suite including fully tiled shower cubicle, pedestal wash hand basin, low level w.c., chrome ladder style heated towel rail, half tiled walls and vinyl flooring.



BEDROOM TWO

9'10" x 7'6" (3m x 2.3m)

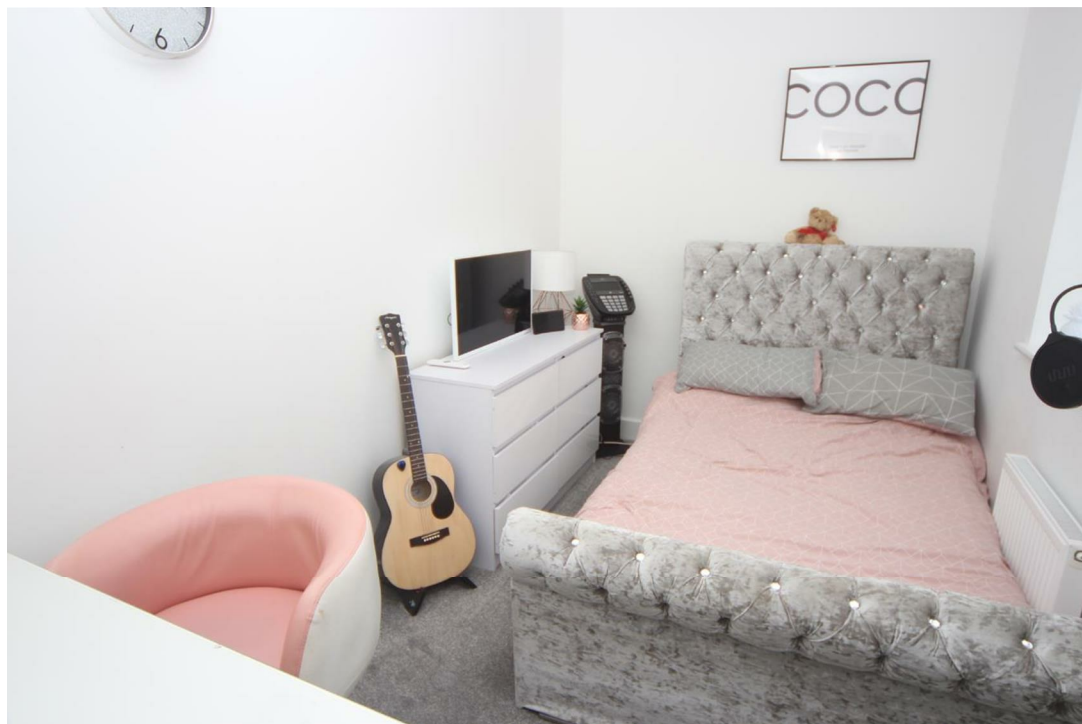
having central heating radiator.



BEDROOM THREE

11'5" x 6'10" (3.5m x 2.1m)

having central heating radiator and access to the roof space.



BATHROOM

7'2" x 6'6" (2.2m x 2m)

having white suite including panelled bath with fully tiled shower area and screen, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, chrome ladder style heated towel rail, inset LED lighting and vinyl flooring.



OUTSIDE


There is direct vehicular access over a tarmacadam driveway with standing for car leading to BRICK BUILT GARAGE with up and over door, personal door, power and light. A lawned foregarden, A side gate leading to a fully enclosed and well fenced rear garden with raised decked area, outside lighting and cold water tap.




OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

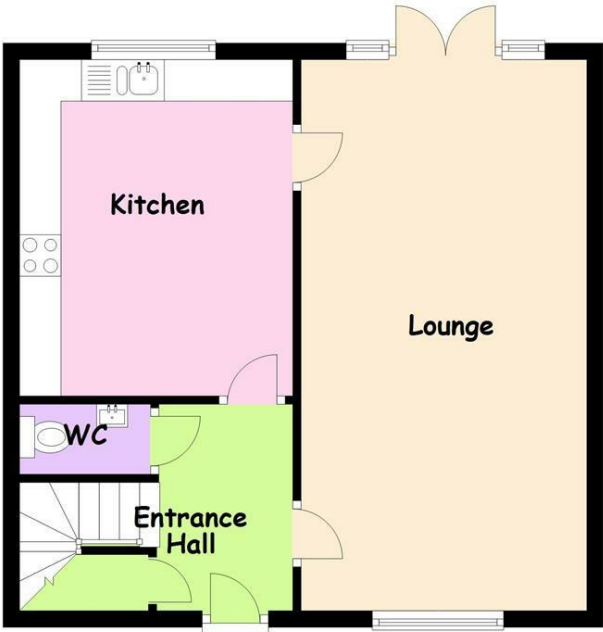
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97
(81-91) B	86	
(69-80) C		
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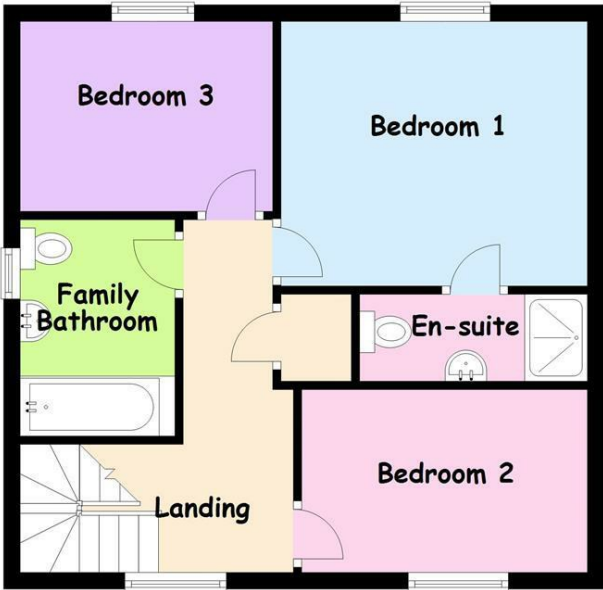
Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



Total area: approx. 91.2 sq. metres (982.1 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
