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14 Castell Drive, Leicester, LE6 0DD

£335,000

SUPERBLY PRESENTED, FULLY MODERNISED 5 BED FAMILY HOME. FGCH, UPVC d/g. Porch, hall, lounge, spectacular 21' living kitchen, garage/utility, cloaks/wc, workshop/office. 5 beds, 2 bathrooms. Driveway, private rear garden. Internal inspection highly recommended! - No Upward Chain! EPC Band D

Porch

Composite double glazed entrance door, tiled floor.

Hall

Timber entrance door with glazed side panel, stairs to first floor, two radiators, under-stairs cupboard.

Cloaks/wc

Wash hand basin, wc, extractor fan.

Lounge 16'9" x 11'7" (5.11 x 3.53)

UPVC double glazed window to front, fitted carpet, radiator, coving to ceiling.

Kitchen-Diner 21'6" x 17'6" (6.55 x 5.33)

UPVC double glazed bi-fold doors to rear, two v-lux skylights, tiled floor, recessed spotlights, fitted with a range of moder white base, drawer & eye level units, granite/quartz work surfaces, tiled splash backs, one and a half bowl composite sink unit, built-in electric fan assisted double oven, induction hob with extractor hood, two upright radiators, integrated dishwasher, wine cooler.

Garage/Utility 18'9" x 8'3" (5.72 x 2.51)

Gates to front, provision for washing machine.

Office/Workshop

UPVC single door and window to rear.

First Floor Landing

UPVC double glazed opaque window, fitted carpet.

Bedroom One 12'0" x 10'9" (3.66 x 3.28)

UPVC double glazed window to rear, fitted carpet, radiator, recessed spotlights.

En-suite Shower Room

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, mainly tiled walls, spotlights to ceiling, shower cubicle with mains shower, vanity wash hand basin, wc.

Bedroom Two 12'0" x 11'7" (3.66 x 3.53)

UPVC double glazed window to front, laminate floor, radiator.

Bedroom Three 12'0" x 11'0" (3.66 x 3.35)

UPVC double glazed window to rear, laminate floor, radiator.

Bedroom Four 14'0" x 8'4" (4.27 x 2.54)

Two V-lux windows with views over to Bradgate Park, recessed spotlights, radiator, fitted carpet.

Bedroom Five 7'6" x 5'7" (2.29 x 1.70)

UPVC double glazed window to front, fitted carpet, radiator.

Bathroom 8'9" x 8'2" (2.67 x 2.49)

UPVC double glazed opaque window to rear, chrome heated towel rail, tiled floor, fully tiled walls, double ended shaped shower bath with mains twin head shower, pedestal wash hand basin, wc, airing cupboard housing combination boiler.

Outside

The front of the property has block paved area and tarmac driveway providing parking for 4 cars, leading to garage/utility.

The rear garden has decking, hard landscaping, outbuildings, fully fenced boundaries.

Useful Information

This property falls within the Hinckley & Bosworth Borough Council (01509) 263151 area and has a Council Tax Band of C which means a charge of £1624.85 Pa for tax year ending March 2021. For more information regarding school catchment areas contact the Allocations Dept at County Hall on 0116 3056684

Directional Note

Put LE6 ODD into your Sat Nav or Google. On entering Groby along Leicester Road take the first left into Marina Drive & right into Castell Drive.

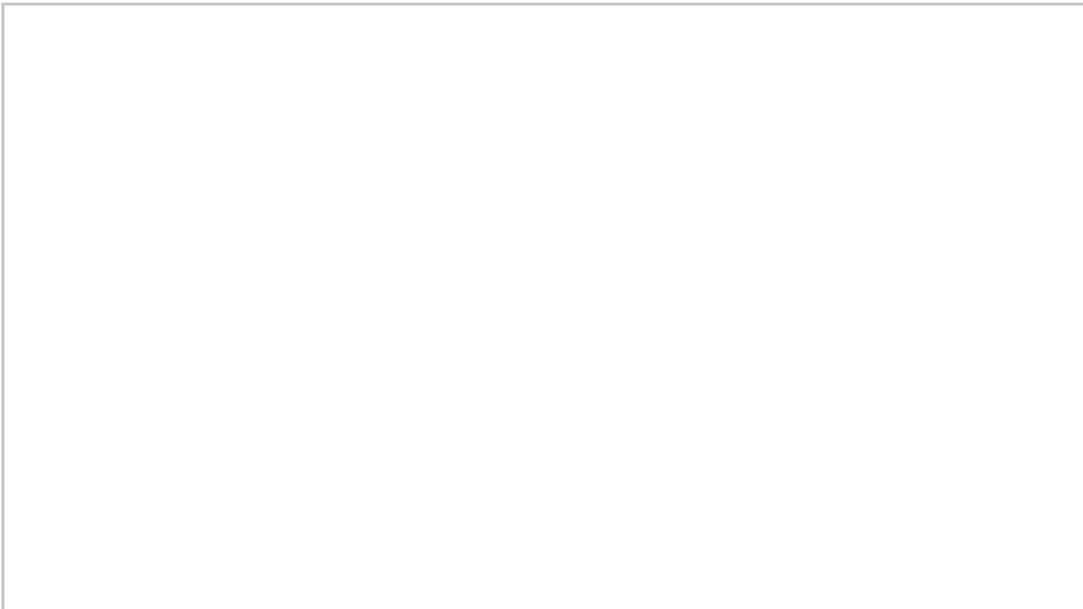
Floor Plan



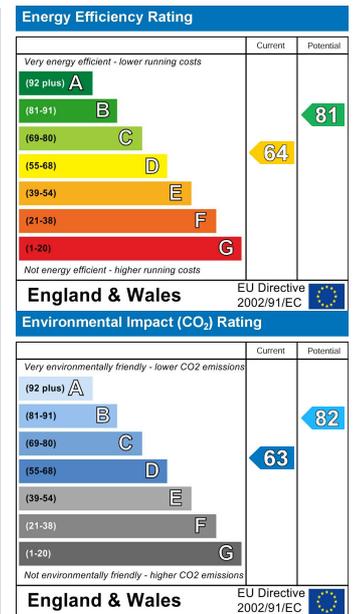
TOTAL FLOOR AREA: 1847 sq.ft. (171.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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