

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED TWO BEDROOMED TRADITIONAL TOWNHOUSE SITUATED IN A POPULAR RESIDENTIAL LOCATION CONVENIENT FOR ALL LOCAL AMENITIES. FULLY REDECORATED AND MODERNISED TO A HIGH STANDARD - VIEWING IS ESSENTIAL



**94 BURLEIGH ROAD
HINCKLEY LE10 0DQ**

Offers In The Region Of £220,000

- Entrance Vestibule
- Newly Fitted Dining Kitchen
- Good Sized Second Bedroom
- Ample Off Road Parking
- Sought After & Convenient Location
- Attractive Lounge
- Large Master Bedroom with walk-in Closet
- Modern Family Bathroom
- Private Well Tended Garden
- Beautifully Renovated Throughout



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Situated on Burleigh Road in Hinckley, this beautifully redecorated terraced house offers a delightful blend of modern living and classic character. Built in 1935, the property has been thoughtfully modernised throughout, ensuring a comfortable and stylish home for its new owners.

Spanning an impressive 705 square feet, the house features a welcoming reception room that serves as the perfect space for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample space, with the large master bedroom boasting a walk-in closet, ideal for those who appreciate a touch of luxury in their daily routine.

The heart of the home is undoubtedly the picturesque kitchen, which comes complete with integrated appliances, making it a joy for any aspiring chef. This space not only enhances functionality but also adds to the overall aesthetic appeal of the property.

With its modern touches and inviting atmosphere, this home is a true gem in the Hinckley area. Viewing is essential to fully appreciate the charm and quality this property has to offer. Whether you are a first-time buyer or looking to downsize, this terraced house presents an excellent opportunity to secure a lovely home in a desirable location. Don't miss out on the chance to make this stunning property your own.

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from the centre of Hinckley along Hollycroft, down past the park and take the fourth turn on the right into Tudor Road. Then second right into Burleigh Road. This property can be seen on the left hand side.

ENTRANCE HALLWAY

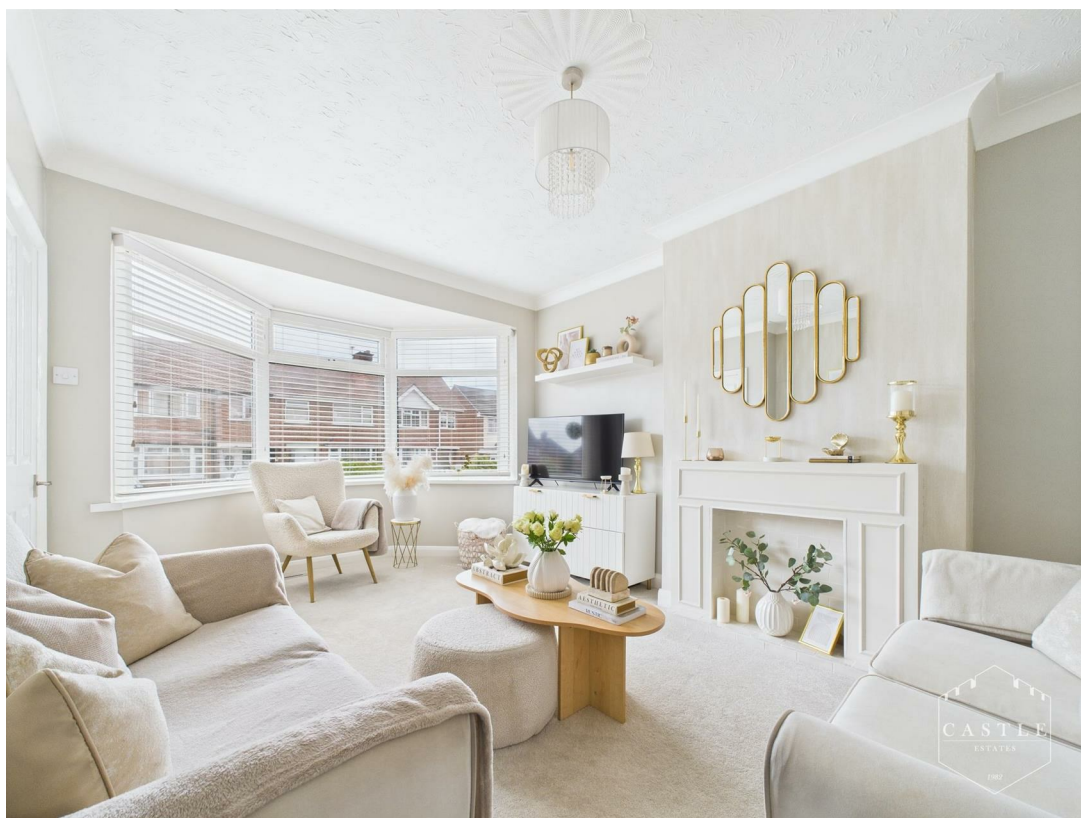
3'11" x 3'9" (1.2m x 1.15m)

having upvc double glazed composite front door, central heating radiator

LOUNGE

16'3" into bay x 11'10" (4.97m into bay x 3.62m)

having feature fireplace, tv aerial point, display niche, central heating radiator and upvc double glazed bay window overlooking the front garden.



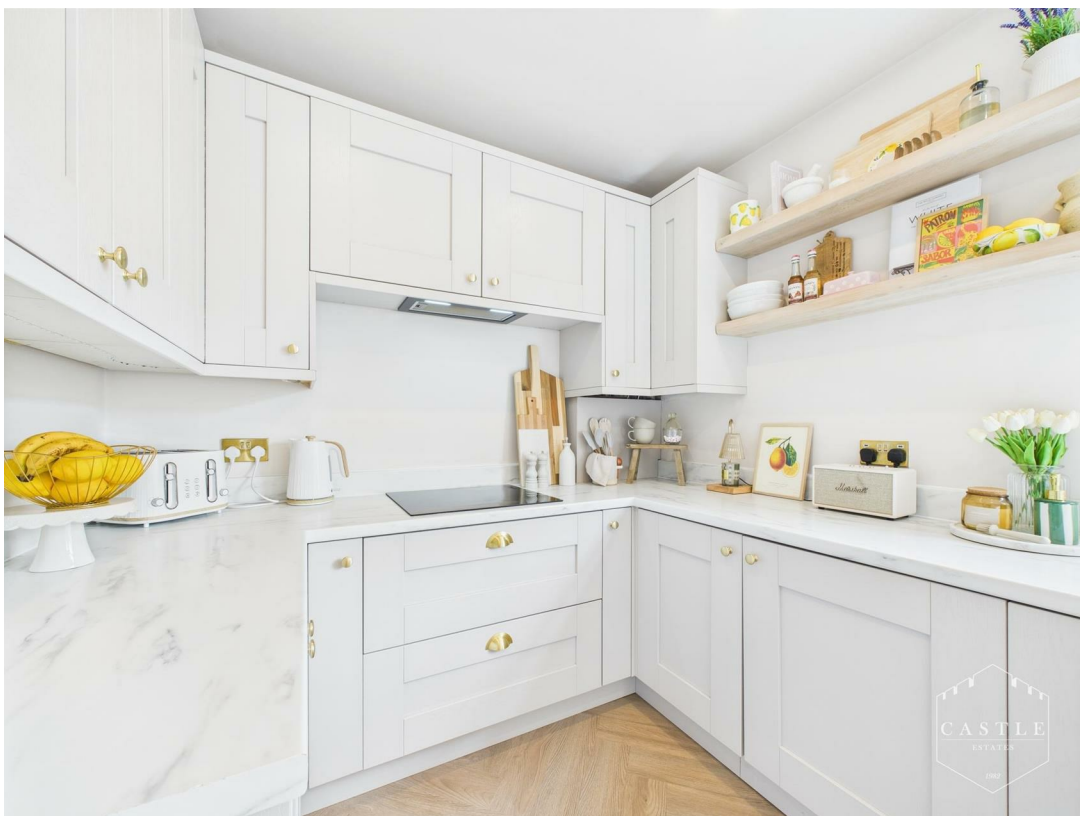


DINING KITCHEN

14'11" x 8'0" (4.55m x 2.44m)

having a range of fitted shaker style units including base units, drawers and wall cupboards, matching quartz work surfaces and splashbacks, inset single drainer cream composite sink with mixer tap, built in electric oven, microwave, induction hob with extractor over, integrated washing machine, dishwasher and fridge, wood effect herringbone flooring, useful under stairs storage, central heating radiator, gas fired boiler for central heating and domestic hot water. Upvc double glazed window to rear and door to garden.

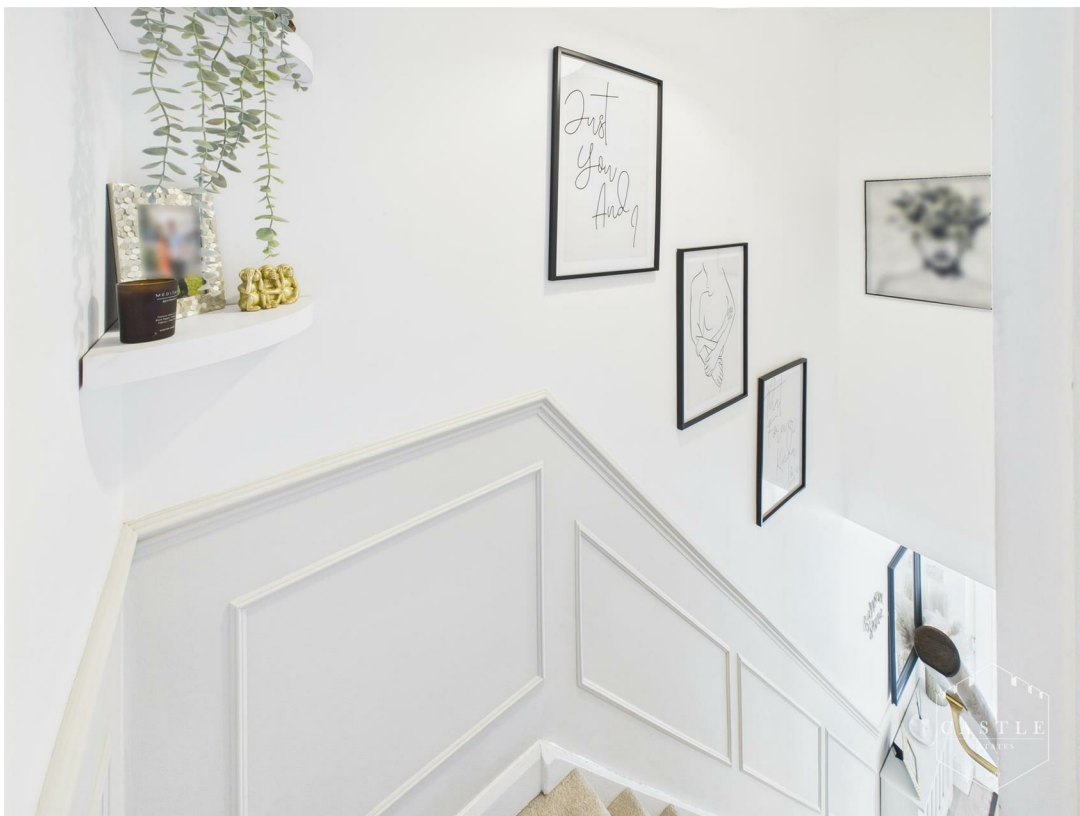






FIRST FLOOR LANDING

having access to the roof space.



BEDROOM ONE

11'8" x 11'8" - 17'0" in recess (3.56m x 3.57m - 5.2m in recess)

having UPVC double glazed window to front, central heating radiator, and walk-in CLOSET with additional window





CLOSET

4'8" x 4'3" (1.43m x 1.31m)



BEDROOM TWO

10'11" x 8'9" (3.34m x 2.67m)

having a range of fitted wardrobes, further built in cupboard and central heating radiator, feature panelled wall and UPVC window to rear



BATHROOM

8'0" x 7'4" (2.44m x 2.26m)

having white suite including panelled bath with mixer shower over and screen, low level w.c., vanity unit with wash hand basin, chrome heated towel rail, partially tiled walls and manufactured wood-effect flooring.



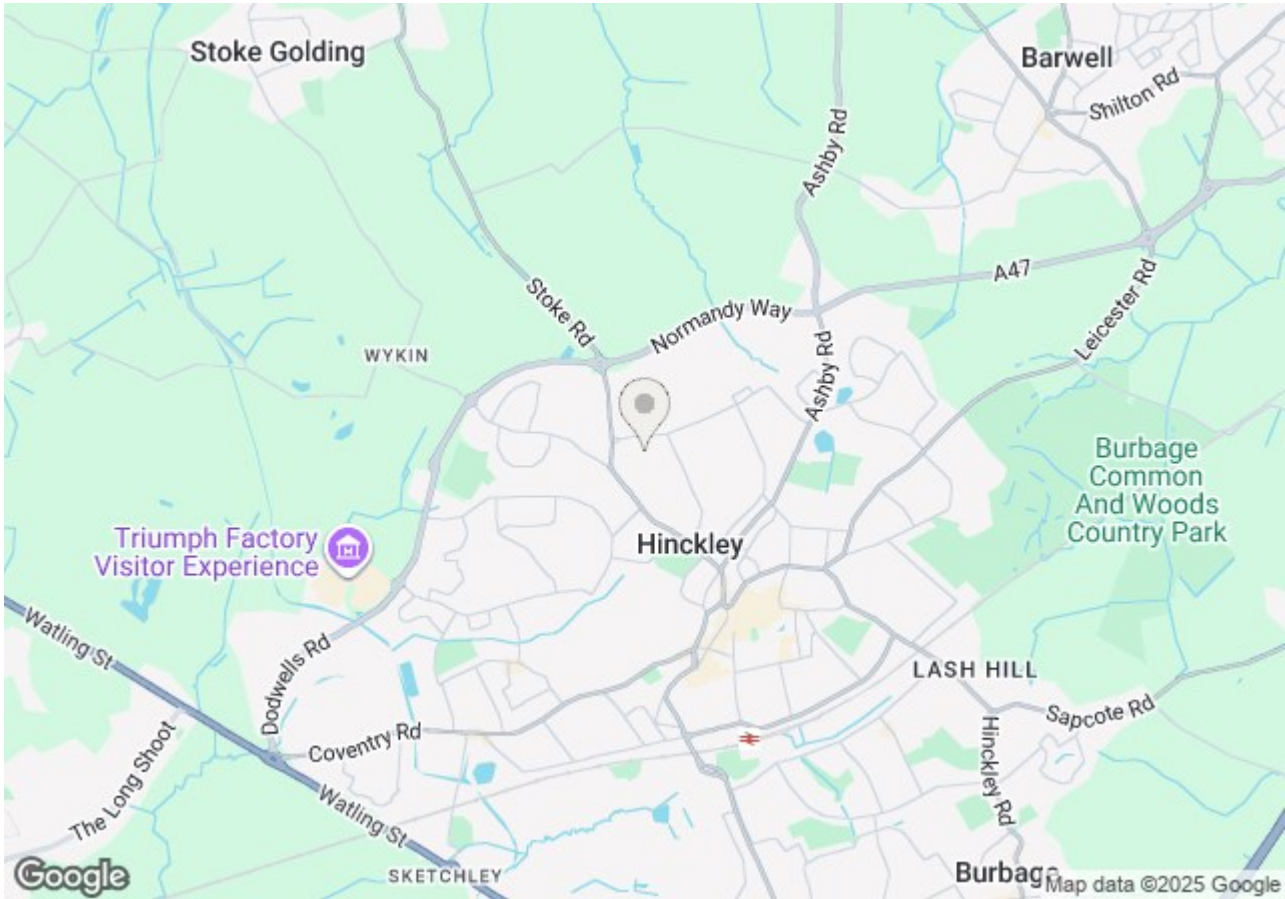
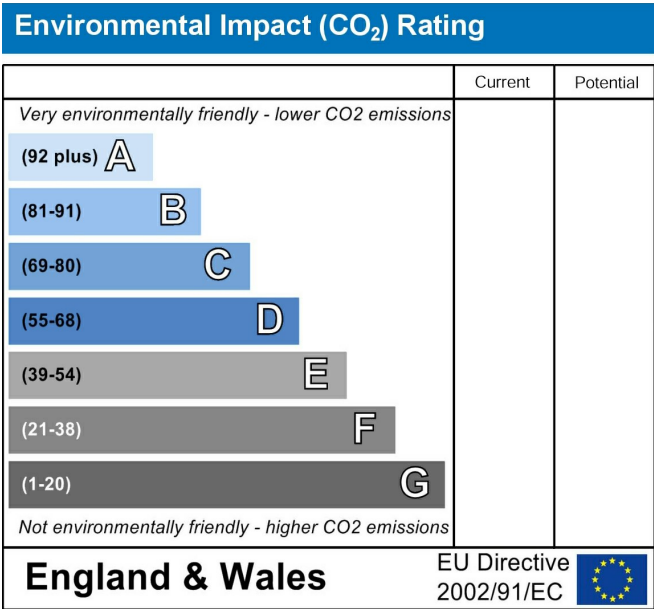
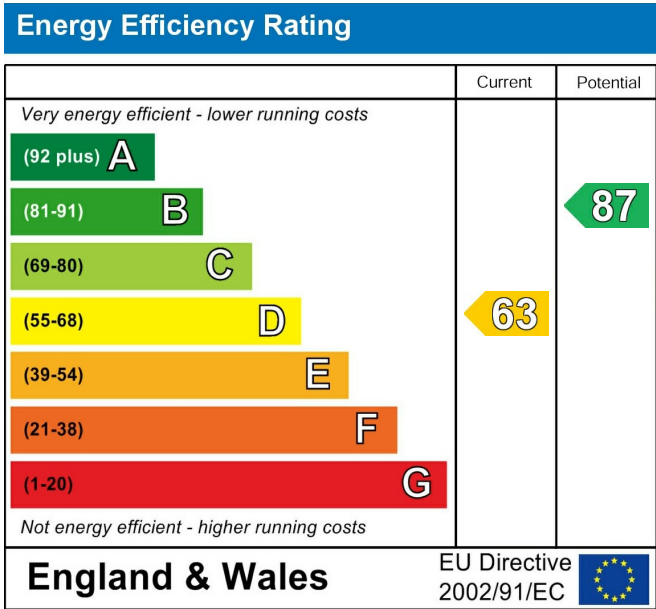


OUTSIDE

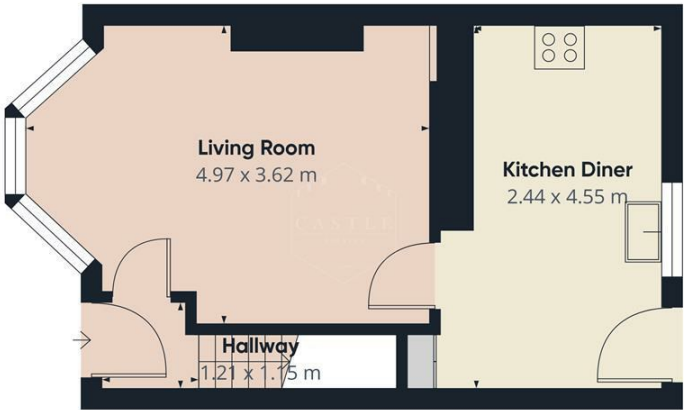
There is direct vehicular access over a chip stone driveway with standing for two cars. Shared pedestrian access between the properties leading to a private rear garden with fenced boundaries, garden shed, lawn, chip stone borders, raised planters, screened bin store and patio area.



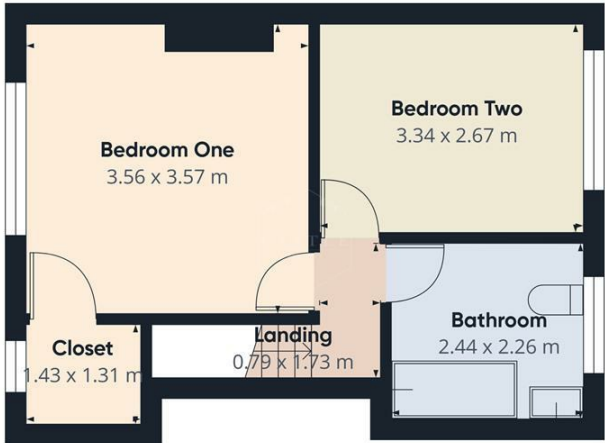




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F		63	(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area⁽¹⁾
62.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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
