

# CASTLE ESTATES

1982

**A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH A LARGE MATURE GARDEN AND GARAGE TO REAR SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION**



## **85 BROOKSIDE BURBAGE LE10 2TG**

**Offers In The Region Of £270,000**

- Entrance Hall
- Spacious Dining Kitchen
- Modern Family Bathroom
- Well Tended Large Rear Garden
- Attractive Lounge To Front
- Three Good Sized Bedrooms
- Off Road Parking & Detached Garage To Rear
- Popular & Convenient Residential Location



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**\*\* VIEWING ESSENTIAL \*\*** A well presented and much improved semi detached family residence situated in a popular and convenient location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation enjoys entrance hall, attractive lounge to front and a well fitted shaker style dining kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking and well tended gardens.

### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band B (Freehold).

### **ENTRANCE HALL**

9'1" x 9'1" (2.77m x 2.77m)

having composite front door, upvc double glazed window, designer central heating radiator and wood effect flooring. Spindle balustraded staircase to First Floor Landing.



**LOUNGE**

12'3" x 10'11" (3.74m x 3.34m )

having central heating radiator, tv aerial point and upvc double glazed window to front.





## DINING KITCHEN

20'2" x 10'3" (6.15m x 3.14m )

having an attractive range of Shaker style units including base units, drawers and wall cupboards, butchers block work surfaces, inset Belfast sink with mixer tap and ceramic tiled splashbacks, two built in ovens, space for upright fridge freezer, inset LED lighting, tv aerial point, wood effect flooring, under stairs storage cupboard, central heating radiator, two upvc double glazed windows to rear. Upvc double glazed stable style door to side.







## FIRST FLOOR LANDING

having upvc double glazed window to side and access to the roof space.

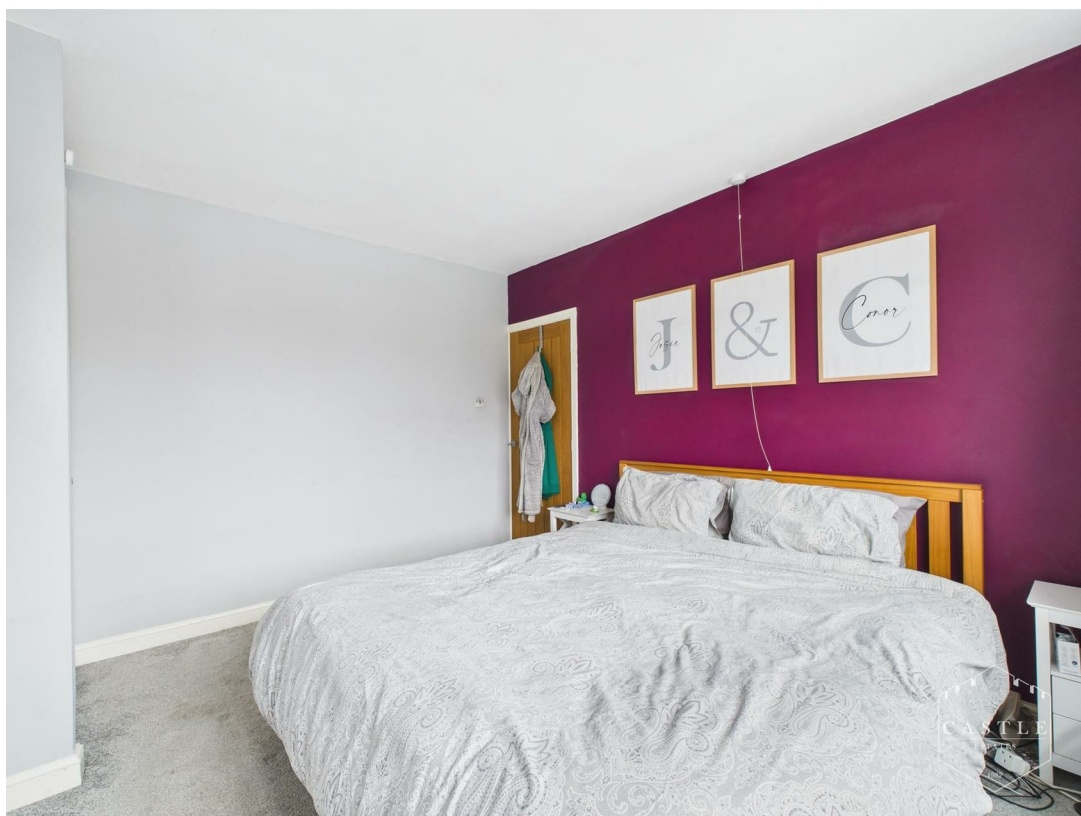


## BEDROOM ONE

12'5" x 9'9" (3.80m x 2.98m )

having central heating radiator and upvc double glazed window to front.





## BEDROOM TWO

10'8" x 10'3" (3.26m x 3.13m )

having central heating radiator and upvc double glazed window to rear.





### BEDROOM THREE

9'5" x 8'11" (2.88m x 2.73m )

having central heating radiator and upvc double glazed window to front.

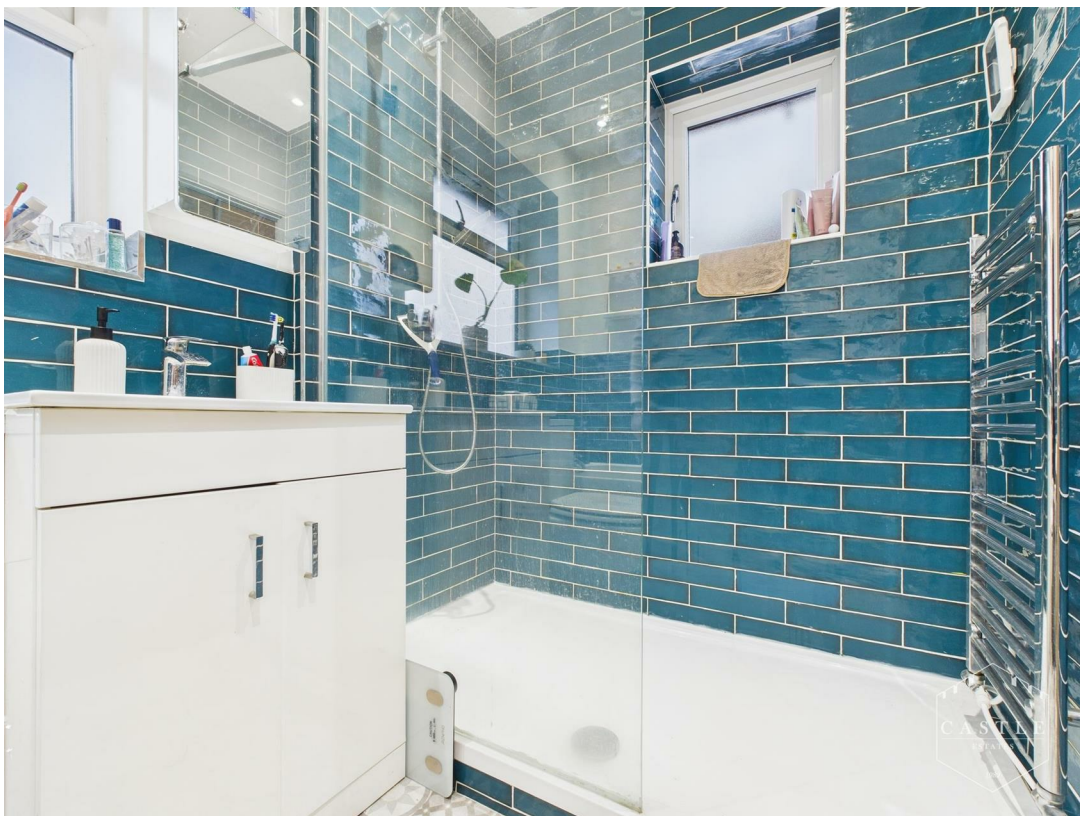




**BATHROOM**


9'1" x 5'7" (2.79m x 1.71m )

having modern suite including panelled bath, integrated low level w.c., wash hand basin and vanity cabinets, fully tiled double shower cubicle, ceramic tiled splashbacks, designer central heating radiator, chrome heated towel rail, inset LED lighting and two upvc double glazed windows with obscure glass.


**OUTSIDE**

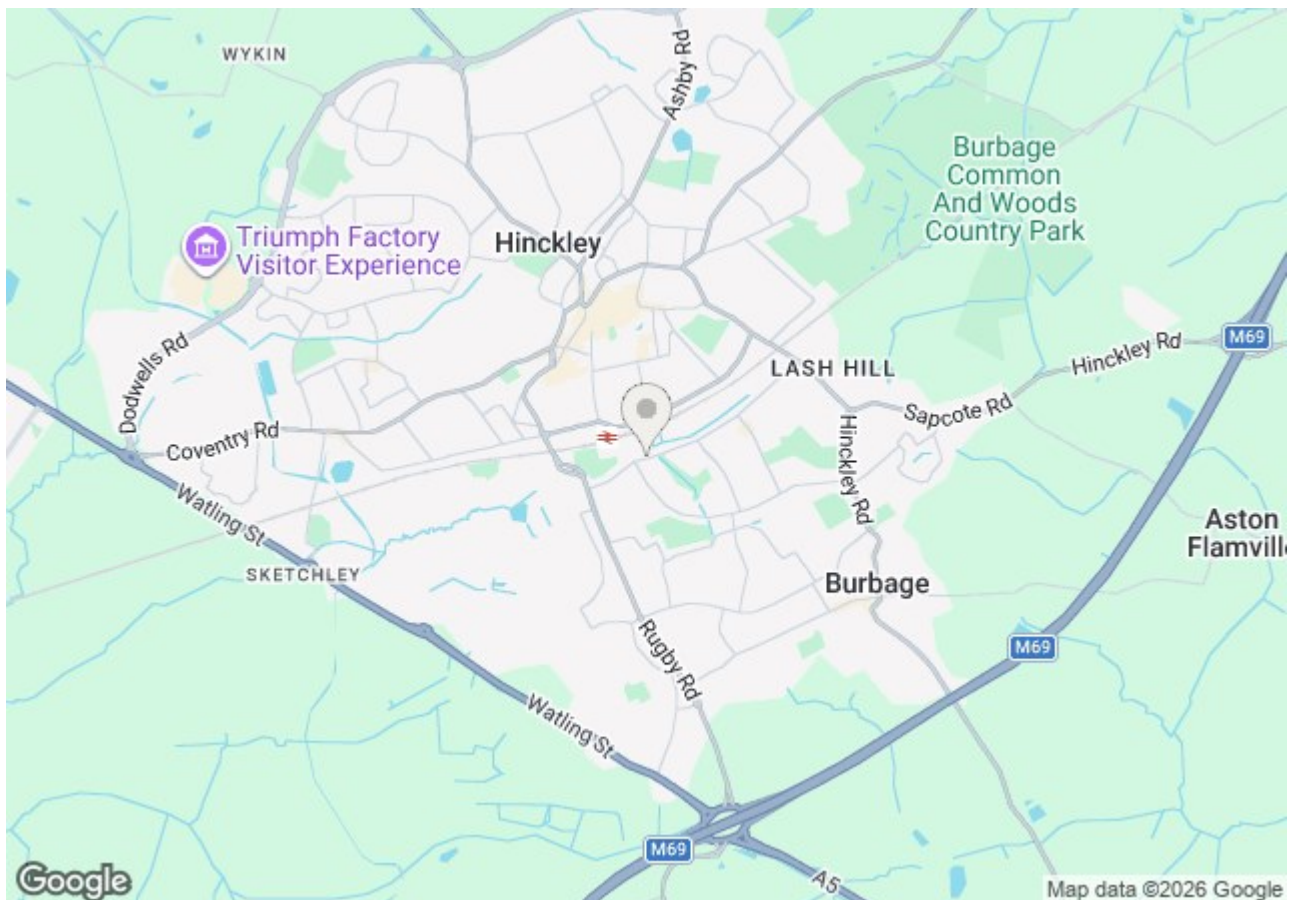
There is direct vehicular access over a good sized washed pebbled driveway with standing for several cars. A lawned foregarden with brick wall boundary. Pedestrian access via gate leading to a large rear garden with OUTSIDE W.C. and UTILITY STORE (2.63m x 2.08m) with fitted work surface with inset sink, space and plumbing for washing machine, upvc double glazed window and door. Patio area leading to lawn, outside power, cold water taps and flower borders. Rear vehicular access off Bridge Road to parking space and DETACHED CONCRETE SECTIONAL GARAGE (4.80m x 2.44m) with up and over door, window to rear, light and power.

### Energy Efficiency Rating

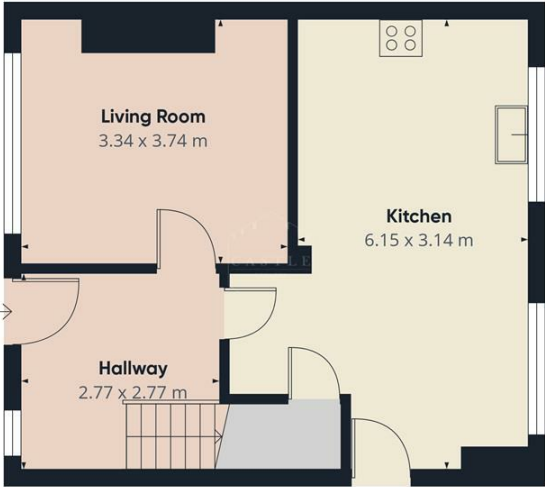
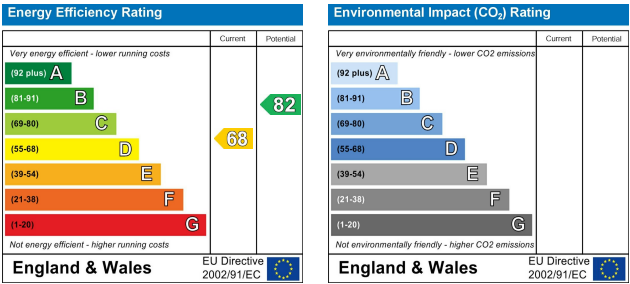
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
81.4 m<sup>2</sup>

(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

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