

CASTLE ESTATES

1982

A TRULY IMPRESSIVE, EXTENDED AND MUCH IMPROVED FIVE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A SIZEABLE PRIVATE PLOT SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION



**36 SKETCHLEY ROAD
BURBAGE LE10 2DZ**

Price £625,000

- Impressive Hall & Guest Cloakroom
- Spacious Family/Sitting Room
- Master Bedroom With Ensuite
- Contemporary Fitted Family Bathroom
- Large Private Lawned Rear Garden
- Attractive Lounge To Front
- Superb Open Plan Living Kitchen & Laundry Room
- Four Further Good Sized Bedrooms
- Ample Off Road Parking
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** This truly impressive, extended and much improved detached family residence must be viewed to fully appreciate its plot size and spacious accommodation.

The accommodation boasts impressive entrance hall with guest cloakroom, attractive lounge to front, separate dining/family room opening onto a superb open plan living kitchen and laundry room. To the first floor there is master bedroom with ensuite, four further bedrooms and a contemporary fitted family bathroom. Outside the property has ample off road parking and a sizeable, mature and private rear garden.

It is situated in a most sought after and convenient village location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A5, M69 junctions making travelling to further afield very good.

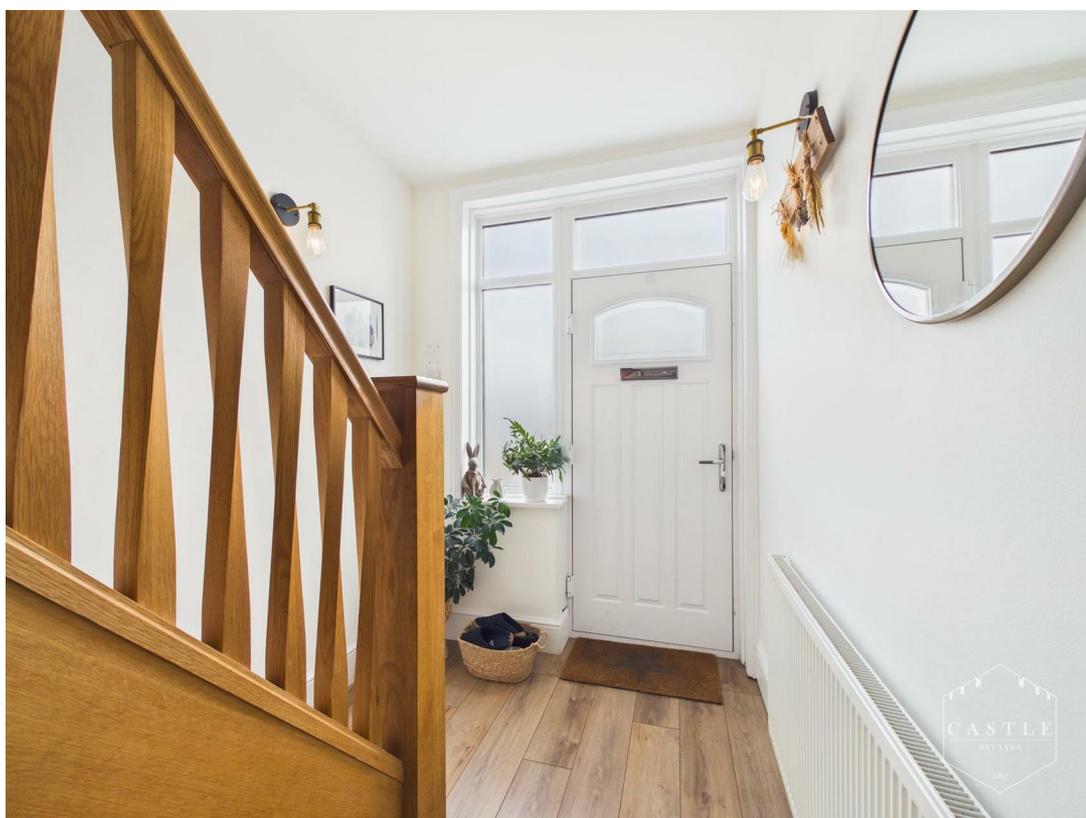
COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band E (Freehold)

ENTRANCE HALL

14'11 x 6 (4.55m x 1.83m)

having composite front door with double glazed windows with obscure glass, wood effect flooring, wall light points and central heating radiator. Feature staircase to the First Floor Landing.





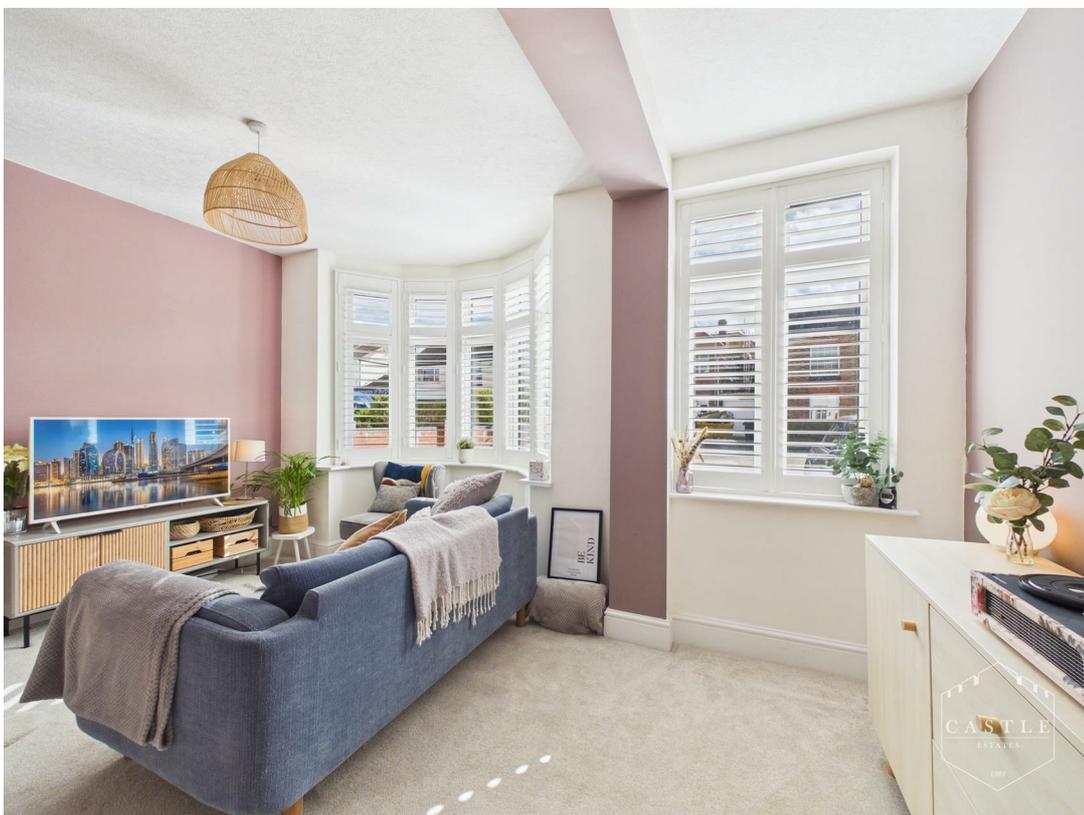
GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin and central heating radiator.

LOUNGE

15 x 10'2 (4.57m x 3.10m)

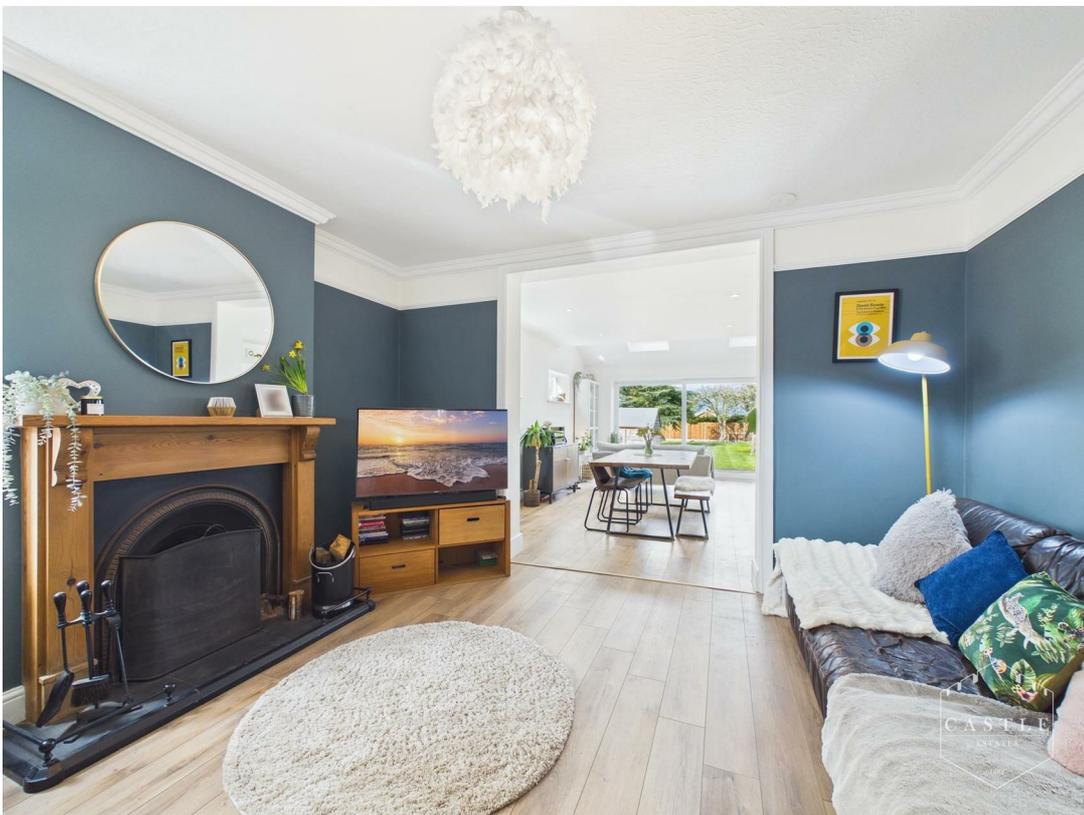
having upvc double glazed bay window, further upvc double glazed window to front, tv aerial point and central heating radiator.



FAMILY/SITTING ROOM

13'7 x 13 (4.14m x 3.96m)

having feature fireplace with inset open fire, tv aerial point, central heating radiator, covered ceiling, wood effect flooring and upvc double glazed window to rear. Square archway to Open Plan Living Kitchen.



OPEN PLAN LIVING KITCHEN

21'7 x 18'8 (6.58m x 5.69m)

having an excellent range of contemporary Shaker style units including base units, drawers and wall cupboards, Quartz work surfaces and upstand, inset sink with mixer tap, built in oven, space for American style fridge freezer, matching island unit with induction hob with in built extractor, inset LED lighting, sky lights, wood effect flooring, upvc double glazed windows to side and rear. Upvc double glazed sliding doors opening onto Rear Garden.







LAUNDRY ROOM

8'7 x 4'4 (2.62m x 1.32m)

having base unit with inset sink, space and plumbing for washing machine, space for tumble dryer and upvc double glazed door to side.



FIRST FLOOR LANDING

having spindle balustrading, central heating radiator, access to the roof space and upvc double glazed window to side with obscure glass.



MASTER BEDROOM

14'10" x 11'2" (4.52m x 3.40m)

having central heating radiator and upvc double glazed window to rear. Door to Ensuite Shower Room.



ENSUITE SHOWER ROOM

10'6 x 3'11 (3.20m x 1.19m)

having double shower cubicle with rain shower over, wash hand basin, low level w.c., chrome heated towel rail and wood effect flooring.



BEDROOM TWO

14'10 x 9'11 (4.52m x 3.02m)

having upvc double glazed bay window, further upvc double glazed window to front, two central heating radiators and tv aerial point.



BEDROOM THREE

12'1 x 10 (3.68m x 3.05m)

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



BEDROOM FOUR

8 x 8 (2.44m x 2.44m)

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



BEDROOM FIVE/OFFICE

6'1 x 5'10 (1.85m x 1.78m)

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



BATHROOM

10'7 x 6'2 (3.23m x 1.88m)

having contemporary suite including slipper bath, separate shower cubicle, low level w.c., vanity unit with wash hand basin, wood effect flooring, chrome heated towel rail, extractor fan and upvc double glazed window with obscure glass to side.





OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for several cars and pebbled foregarden. Pedestrian access via gate to a sizeable lawned rear garden with large patio area, hedged and fenced boundaries. Private not overlooked from the rear.











Energy Efficiency Rating

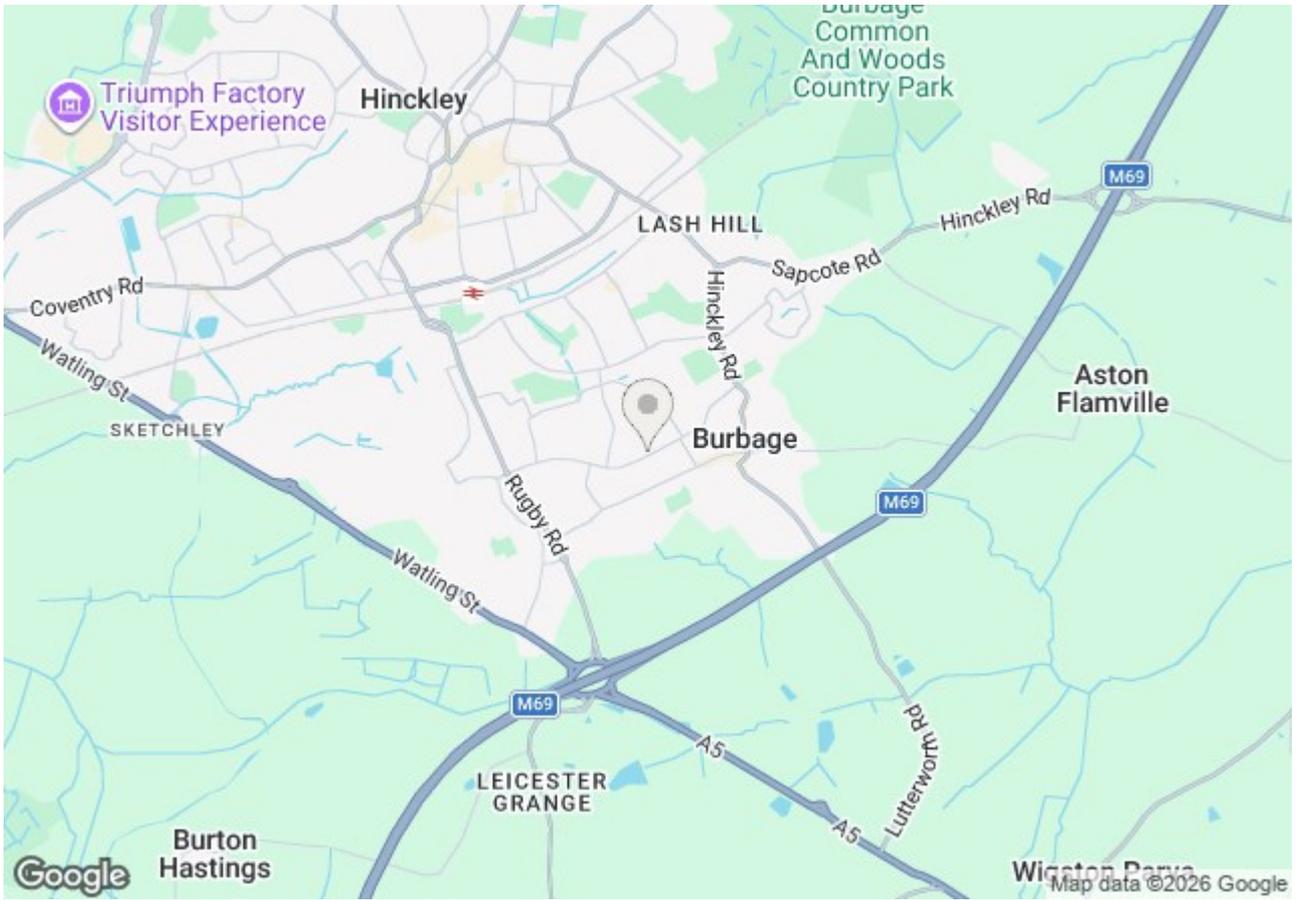
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1642 ft²

(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.

GIRAFFE360



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
