

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PRIVATE PLOT SITUATED IN A MOST SOUGHT AFTER BURBAGE LOCATION**



## **12 COLTS CLOSE BURBAGE LE10 2HH**

**Offers In The Region Of £340,000**

- Entrance Hall
- Contemporary Fitted Breakfast Kitchen
- Three Bedrooms
- Ample Off Road Parking
- Popular & Convenient Location
- Spacious Lounge
- Garden Room
- Modern Family Bathroom
- Private Rear Garden
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**\*\* VIEWING HIGHLY RECOMMENDED \*\*** This beautifully presented, extended and much improved semi detached must be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts entrance hall, spacious lounge, contemporary fitted breakfast kitchen opening onto garden room. To the first floor there are three bedrooms and a modern family bathroom. Outside the property enjoys ample parking and a lovely private rear garden.

It is situated in a sought after location within easy distance of local shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield excellent.

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

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

### **ENTRANCE HALL**

8'11 x 5'8 (2.72m x 1.73m )

having front door with obscure glass, central heating radiator and staircase to First Floor Landing.

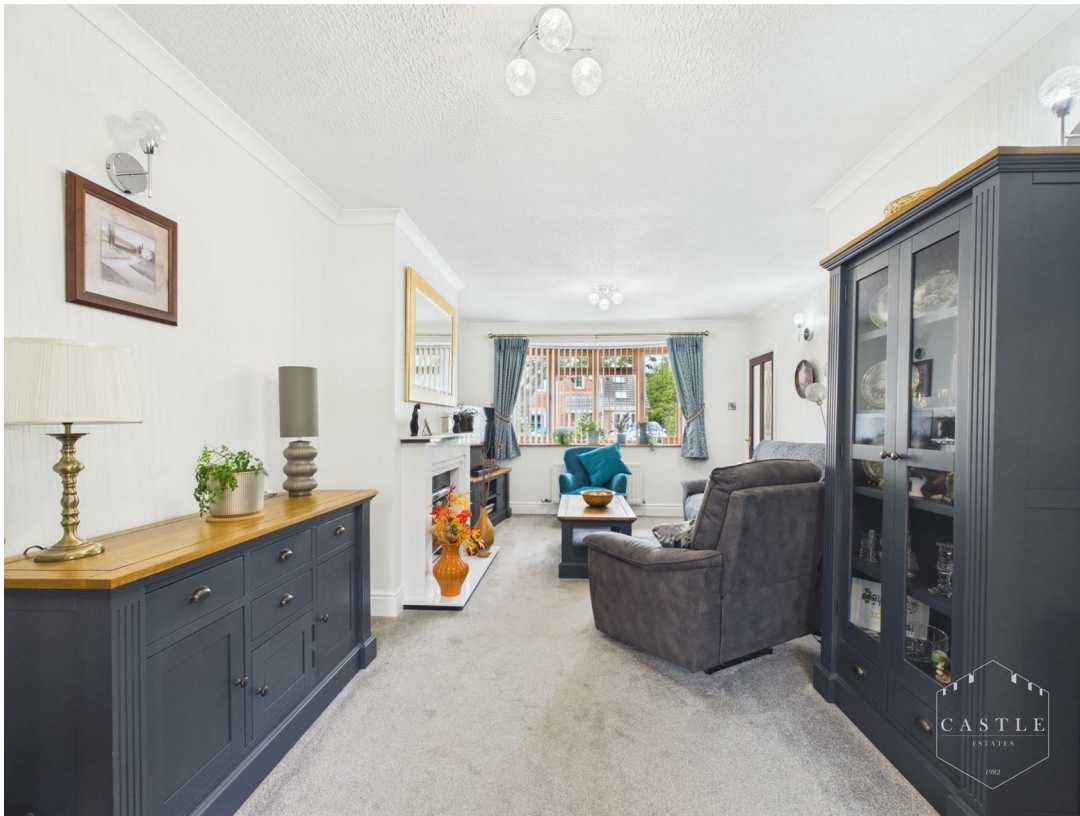


**LOUNGE**

20'1 x 12 (6.12m x 3.66m )

having feature marble fireplace with inset fire, tv aerial point, wall light points, central heating radiator, coved ceiling and double glazed bow window to front. Double doors opening onto Breakfast Area.





## KITCHEN

32'5" max x 57'8" max (l shape kitchen) (9.9 max x 17.6 max (l shape kitchen) )

having an excellent range of contemporary fitted units including base units, drawers and wall cupboards with under lighting, matching work surfaces and upstands, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, space and plumbing for washing machine, space for tumble dryer, integrated fridge freezer, wood effect flooring, inset LED lighting, central heating radiator, tv aerial point, wooden double glazed window to rear and door to side. Square archway to Garden Room.







### GARDEN ROOM

11'2 x 8'9 (3.40m x 2.67m )

having wood effect flooring, feature sky lantern, inset LED lighting, wall mounted heater, wooden double glazed window to rear and French doors opening onto Garden.

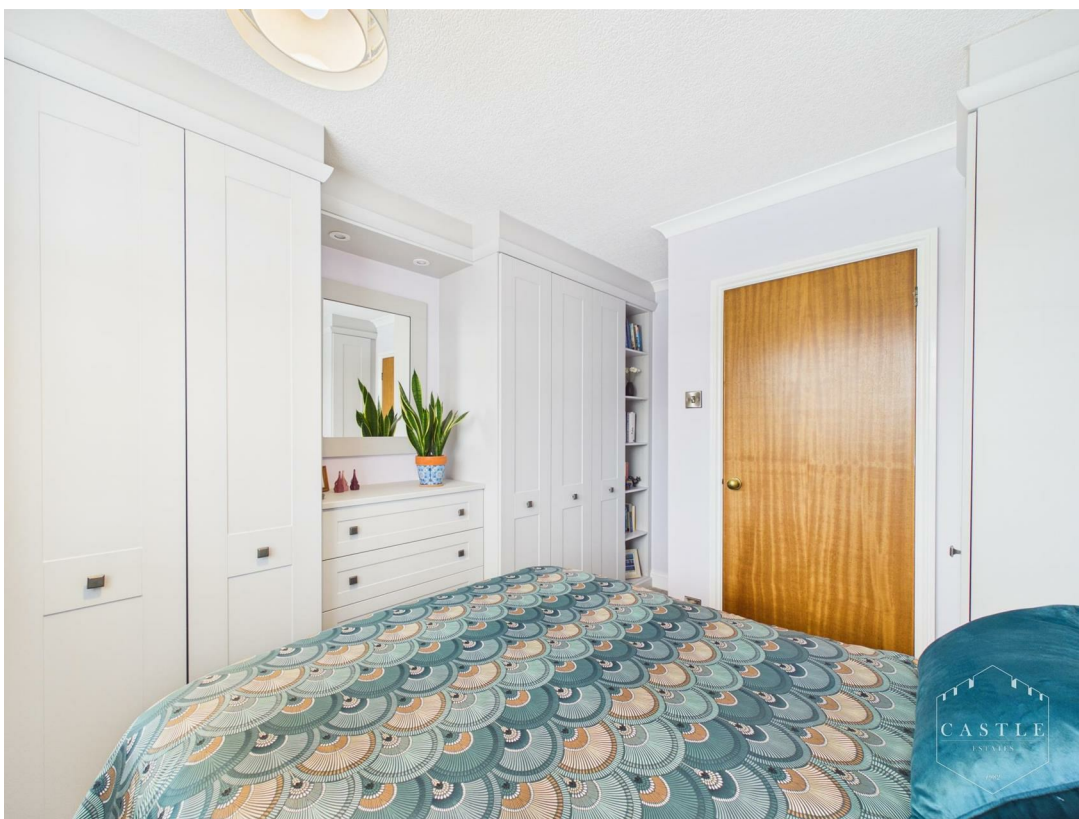




**BEDROOM ONE**

9'9 x 8'8 (2.97m x 2.64m)

having range of built in furniture including wardrobes and dressing table with pelmet lighting, central heating radiator, coved ceiling and wooden double glazed window to rear.



**BEDROOM TWO**

8'5 x 6'3 (2.57m x 1.91m)

having range of built in wardrobes, central heating radiator, coved ceiling and wooden double glazed window to front.



### BEDROOM THREE

8'5 x 6'5 (2.57m x 1.96m)

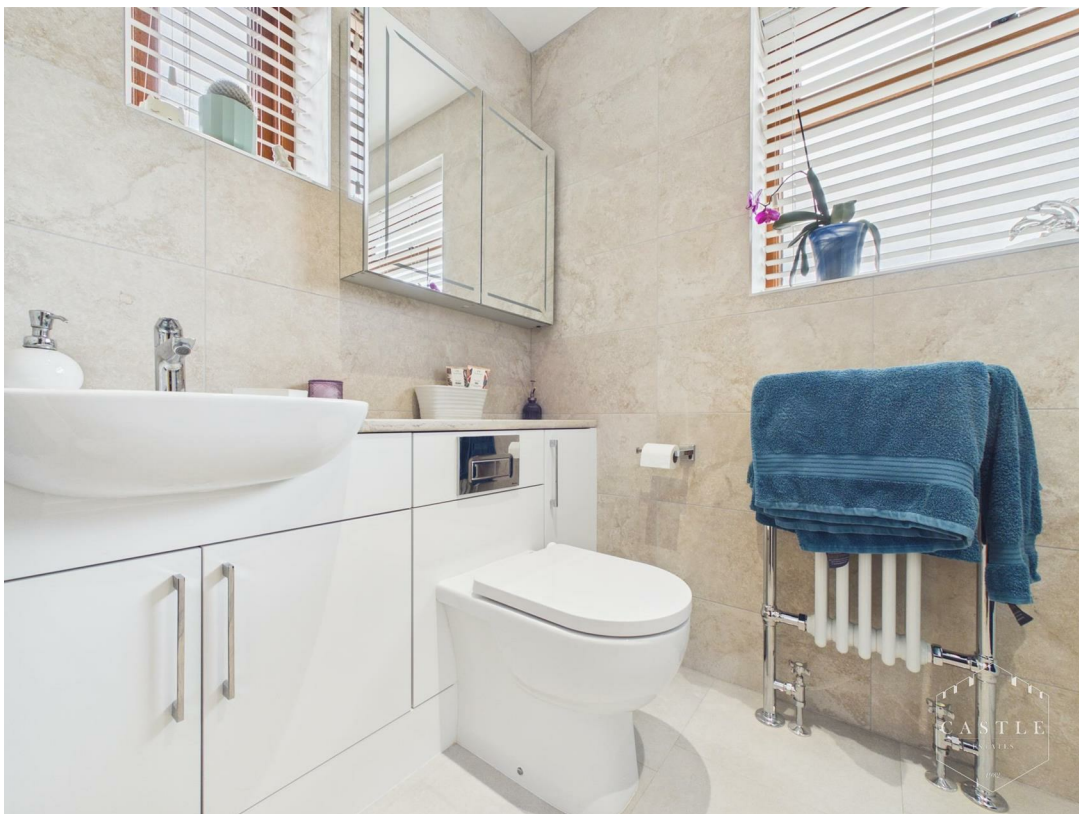
having range of fitted office furniture, built in storage cupboard, central heating radiator and wooden double glazed window to front.



**BATHROOM**

7'9 x 5'6 (2.36m x 1.68m)

having panelled bath with glass screen, rain shower over and handheld shower, integrated low level w.c., wash hand basin and vanity cabinets, fully tiled walls, concertina style radiator/towel rail, inset LED lighting, wooden double glazed windows with obscure glass to side and rear.



## OUTSIDE

Feature shrubs to front. Direct vehicular access over a good sized block paved driveway with standing for several cars and double gates to further car standing space. A fully enclosed, private and mature south facing rear garden with seating areas, array of shrubs, trees and flowers borders, lawn, garden shed, veg patch and well fenced boundaries. Workshop 18' x 9' fully insulated with electric could be converted to office space.









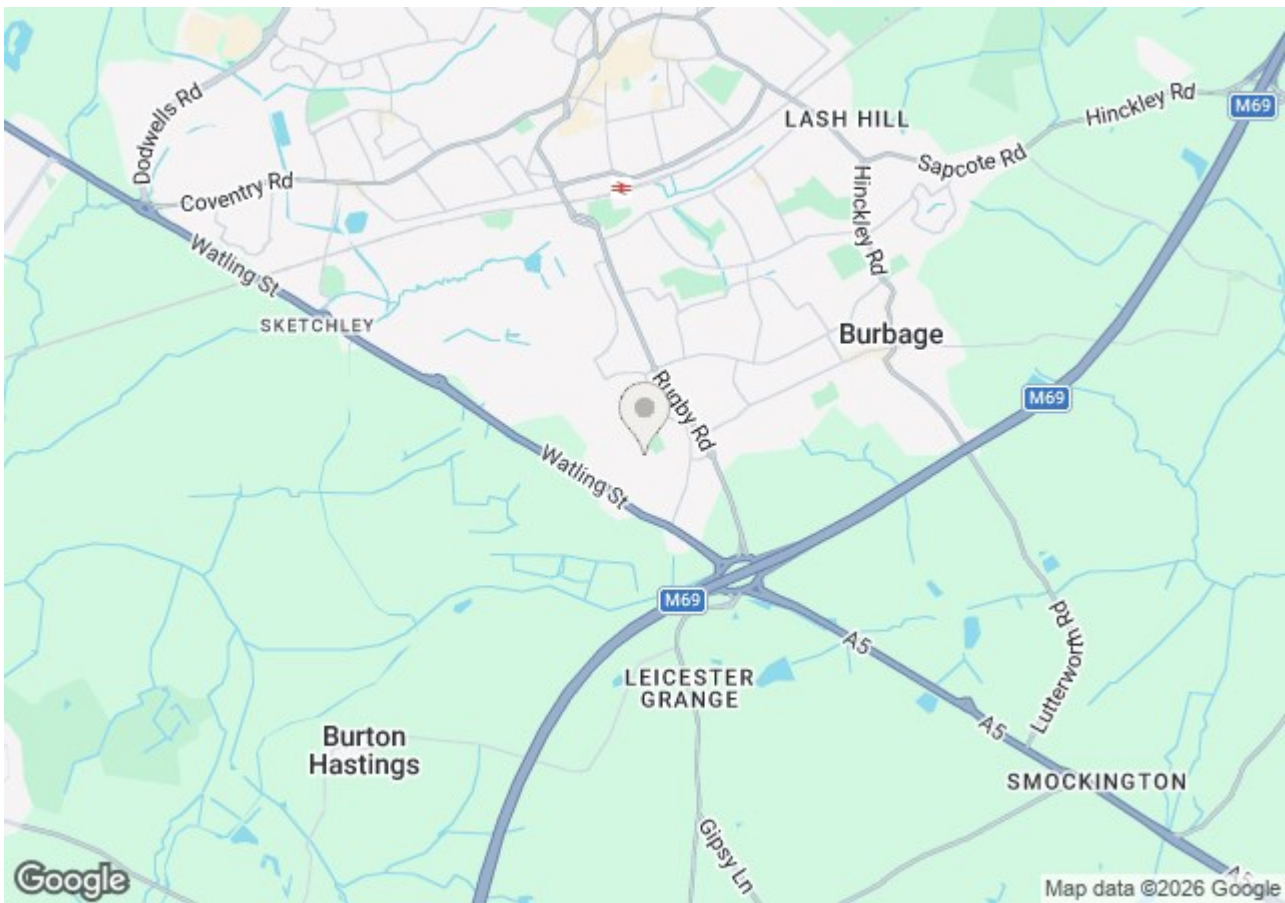


**Energy Efficiency Rating**

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

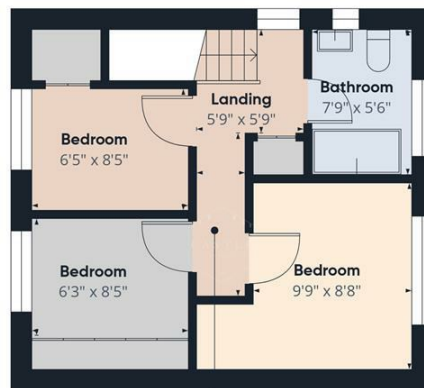


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Landing  
8'5" x 2'7"

Floor 1

Approximate total area<sup>(1)</sup>  
940 ft<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.

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

---