

# CASTLE ESTATES

1982

**A SPACIOUS THREE/FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED CORNER PLOT WITH AMPLE OFF ROAD PARKING, SIZEABLE GARAGE AND PRIVATE GARDENS SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION**



## **ROSENBERG, 7 ELM TREE DRIVE BURBAGE LE10 2TX**

**Offers In The Region Of £450,000**

- Entrance Hall & Guest Cloakroom
- Spacious L Shaped Lounge/Dining Room
- Three Good Sized First Floor Bedrooms
- Ample Off Road Parking & Sizeable Garage
- Sought After Residential Location
- Study/Bedroom Four
- Well Proportioned Kitchen & Laundry Room
- Bathroom, Shower Room & Separate W.C.
- Mature & Private Well Stocked Gardens
- NO CHAIN - VIEWING ESSENTIAL



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

A rare opportunity to purchase a detached family residence standing on a sizeable corner plot situated in a most highly regarded location, convenient and walkable to both Hinckley and Burbage centres with their shops, schools and amenities. Those wishing to commute will find the proximity to the A47, A5 and M69 junctions makes travelling to further afield easily accessible.

The accommodation boasts an entrance hall with guest cloakroom, study/bedroom four, well proportioned kitchen, utility/laundry room and spacious L shaped lounge/dining room. To the first floor there are three good sized double bedrooms, bathroom, shower room and separate w.c. Outside the property has ample off road parking, leading to a larger than average garage and beautiful wrap around gardens. Viewing is essential.

More specifically the well planned, warm air centrally heated and double glazed accommodation comprises:

## ENTRANCE HALL

Offering wooden front door, feature obscure glass panelled window, wall light points, warm air vent and feature staircase to first floor landing with useful storage cupboard beneath.



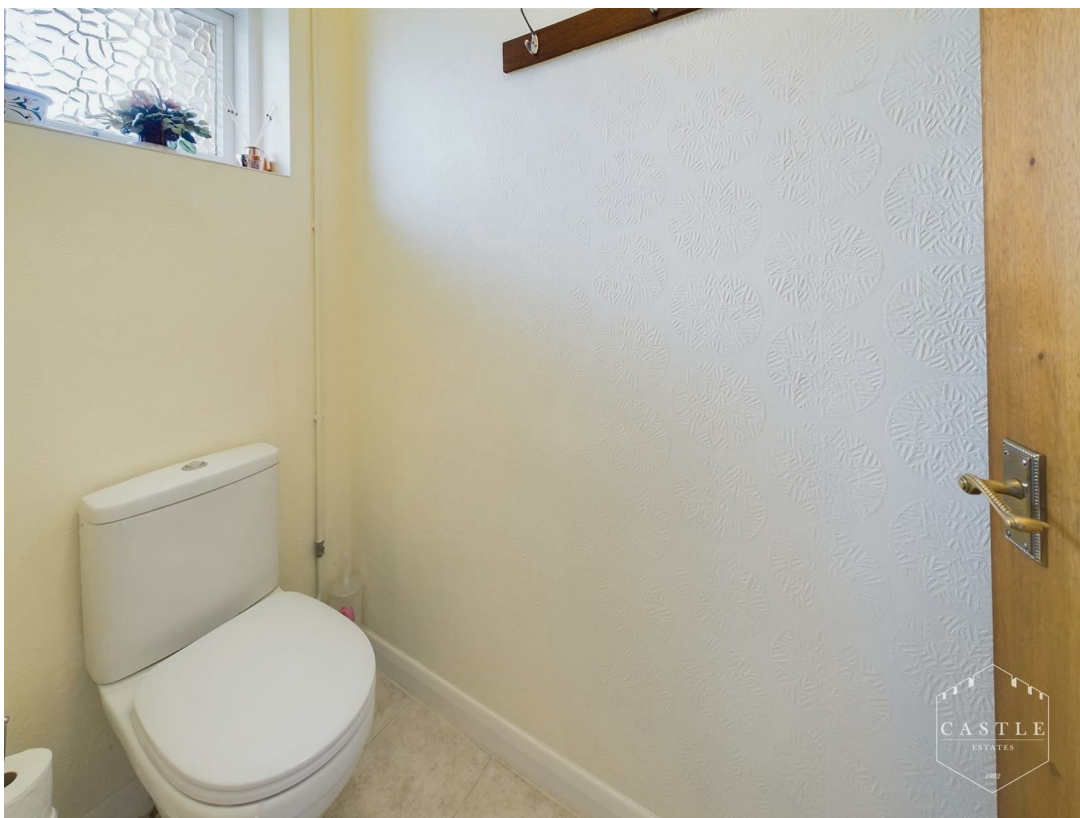
## ENTRANCE HALL



## GUEST CLOAKROOM

6'10" x 2'11" (2.10m x 0.89m )

Offering low level w.c., wash hand basin with chrome mixer tap and small picture window with obscure glass to front.



## KITCHEN

14'7" x 7'11" (4.45m x 2.42m )

Offering range of fitted units including ample base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinser bowl, built in electric oven with four ring electric hob with cooker hood over, integrated dishwasher, serving hatch, warm air vent, upvc double glazed window to rear and door to rear porch with access to the Garden, Utility and fire door to Garage.



## KITCHEN



## REAR PORCH

with glazed door to outside.

## UTILITY/LAUNDRY ROOM

4'11" x 4'9" (1.50m x 1.46m )

Offering Belfast sink with chrome taps, space and plumbing for washing machine, wooden window with obscure glass to side.

## STUDY/BEDROOM FOUR

8'7" x 8'4" (2.64m x 2.56m )

With warm air vent and upvc double glazed window to front.



## L SHAPED LOUNGE/DINING ROOM

lounge area - 21'10" x 12'11" (lounge area - 6.67m x 3.94m )

Boasting feature fireplace with fire, display niche and shelf over, tv aerial point, covered ceiling, warm air vents and upvc double glazed windows to front. Double glazed doors and windows opening onto garden.



## L SHAPED LOUNGE/DINING ROOM



## L SHAPED LOUNGE/DINING ROOM

dining area - 11'6" x 11'3" (dining area - 3.51m x 3.43m )  
having window to rear.



## L SHAPED LOUNGE/DINING ROOM



## FIRST FLOOR LANDING

With access to the roof space.

## MASTER BEDROOM

17'9" x 12'1" (5.43m x 3.70m )

Offering range of fitted wardrobes, dressing table, head board, warm air vent and upvc double glazed window to front. Door to further Storage Room.



## MASTER BEDROOM



## BEDROOM TWO

11'8" x 12'6" (3.58m x 3.82m )

Offering built in wardrobes, warm air vent and upvc double glazed window to front.



## BEDROOM TWO



## BEDROOM THREE

11'9" x 10'2" (3.60m x 3.10m )

Offering warm air vent and upvc double glazed window to front.



## BATHROOM

9'1" x 5'11" (2.79m x 1.81m )

Offering coloured panelled bath, dressing area with inset sink with chrome mixer tap, ceramic tiled splashbacks, shaver point, warm air vent and upvc double glazed window to rear.



## BATHROOM



## SHOWER ROOM

5'7" x 2'8" (1.72m x 0.83m )

With mains fed shower over, ceramic tiled walls and upvc double glazed window with obscure glass to rear.



## SEPARATE W.C.

5'5" x 2'7" (1.67m x 0.80m )

With coloured low level w.c. and upvc double glazed window with obscure glass to rear.



## OUTSIDE

There is direct vehicular access over a block paved driveway with ample off road parking leading to GARAGE (5.49m max x 4.93m max) having folding doors to front, power, light, window with obscure glass. A beautiful lawned foregarden. Gated access via both sides of the property leading to mature wrap around garden with patio area, lawn, mature flower and shrub borders, mature trees and well fenced boundaries.



## OUTSIDE



OUTSIDE



OUTSIDE



## OUTSIDE



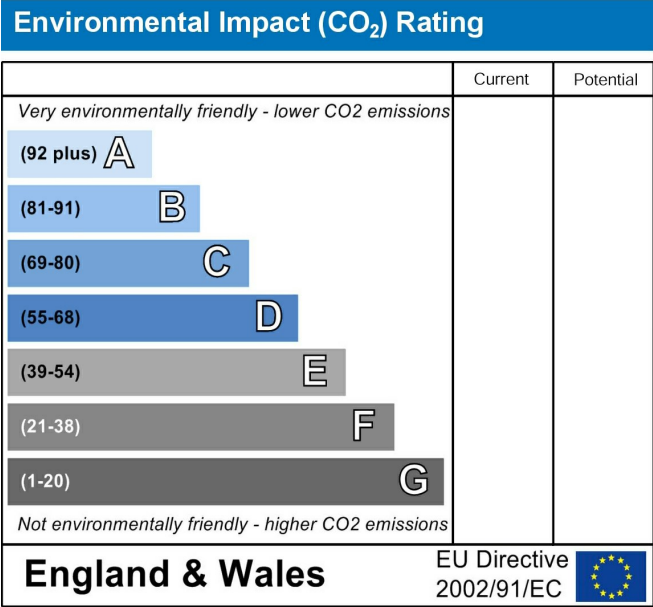
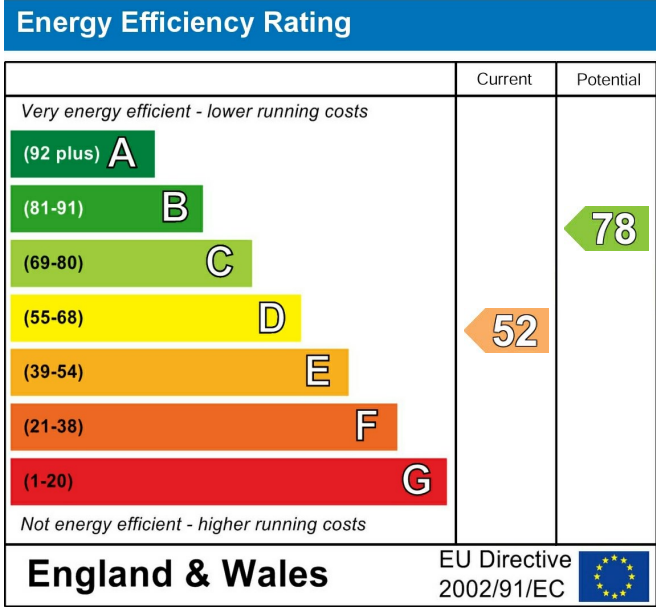
## OUTSIDE

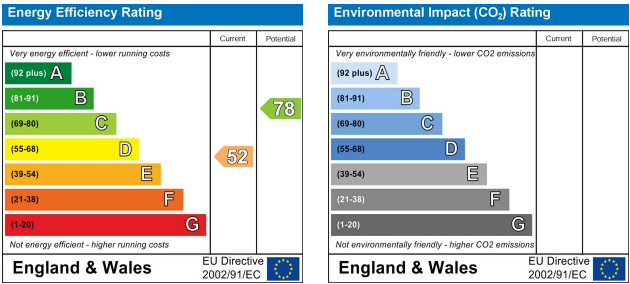
### AERIAL



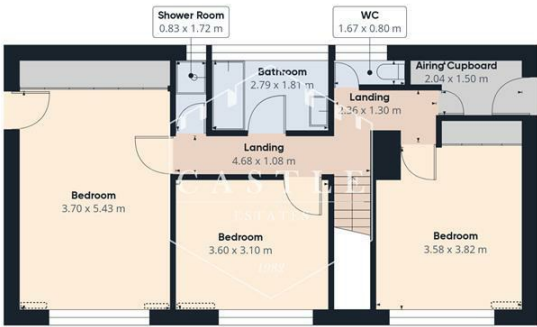
## COUNCIL TAX BAND & TENURE

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





Floor 0



Floor 1

## 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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