

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED AND SPACIOUS THREE BEDROOMED END TERRACE FAMILY RESIDENCE WITH PARKING TO REAR AND GOOD SIZED GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION**



## **36 EAST CLOSE BURBAGE LE10 2TU**

**Price £230,000**

- Entrance Porch To Hall
- Separate Utility Room
- Upvc Double Glazed Sun Room
- Family Bathroom & Separate W.C.
- Popular & Convenient Location
- Well Fitted Dining Kitchen
- Spacious Lounge
- Three Good Sized Bedrooms
- Gardens Front & Rear
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This well presented and spacious end terrace family residence enjoys many attractive features and viewing is highly recommended.

The accommodation boasts entrance porch leading to hall, attractive lounge, well fitted kitchen, utility room and sun room. To the first floor there are three good sized bedrooms, bathroom and separate w.c. Outside the property has well tended garden front and rear.

The property is situated on the outskirts of Burbage approximately 2 miles from the village centre and half a mile from Hinckley with its wide range of shops, schools and amenities. Just a short walk to Hinckley Train Station and easily accessible to the A5 and M69 junctions for travelling to Leicester, Coventry, Birmingham and other surrounding urban areas.

### COUNCIL TAX BAND & TENURE

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

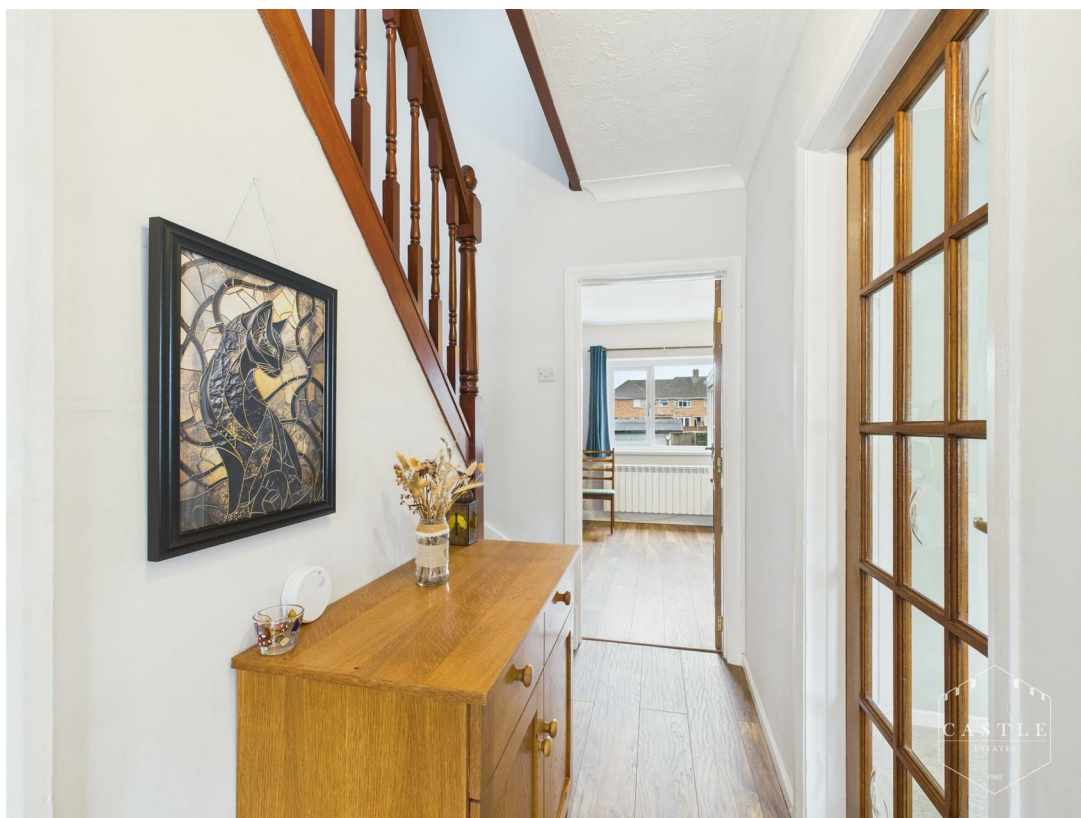
### ENTRANCE PORCH

having upvc double glazed front door, upvc double glazed window and wall light point. Door to Hall.

### HALL

9'9" x 3'6" (2.99m x 1.08m )

having wood effect flooring, coved ceiling and feature spindle balustraded staircase to First Floor Landing.





**LOUNGE**

17'1" x 10'4" (5.21m x 3.17m )

having wood effect flooring, tv aerial point, electric radiator and two upvc double glazed windows overlooking rear garden.



## KITCHEN

16'6" x 10'5" (5.05m x 3.18m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinsing bowl, built in oven, gas hob with extractor hood over, electric radiator, upvc double glazed windows to side and two the front.





## UTILITY ROOM

10'5" x 5'11" (3.19m x 1.82m )

having range of fitted base units and wall cupboards, contrasting work surfaces, space and plumbing for washing machine, space for fridge freezer and upvc double glazed door to Sun Room.



## SUN ROOM

14'2" x 8'9" (4.33m x 2.67m )

having electric radiator, wall light points, polycarbonate roof, upvc double glazed windows and sliding door opening onto garden.



## FIRST FLOOR LANDING

having access to the roof space, coved ceiling, storage heater and spindle balustrading.

## BEDROOM ONE

12'6" x 10'11" (3.82m x 3.35m )

having storage heater and upvc double glazed window to rear.





**BEDROOM TWO**

10'8" x 10'5" (3.26m x 3.18m )

having coved ceiling, electric heater, tv aerial point and upvc double glazed window to rear.





### BEDROOM THREE

10'6" x 6'11" (3.21m x 2.11m )

having electric heater and upvc double glazed window to front.



## BATHROOM

6'7" x 5'7" (2.01m x 1.72m )

having panelled bath with shower over, pedestal wash hand basin, chrome heated towel rail, fully tiled walls and upvc double glazed window with obscure glass.

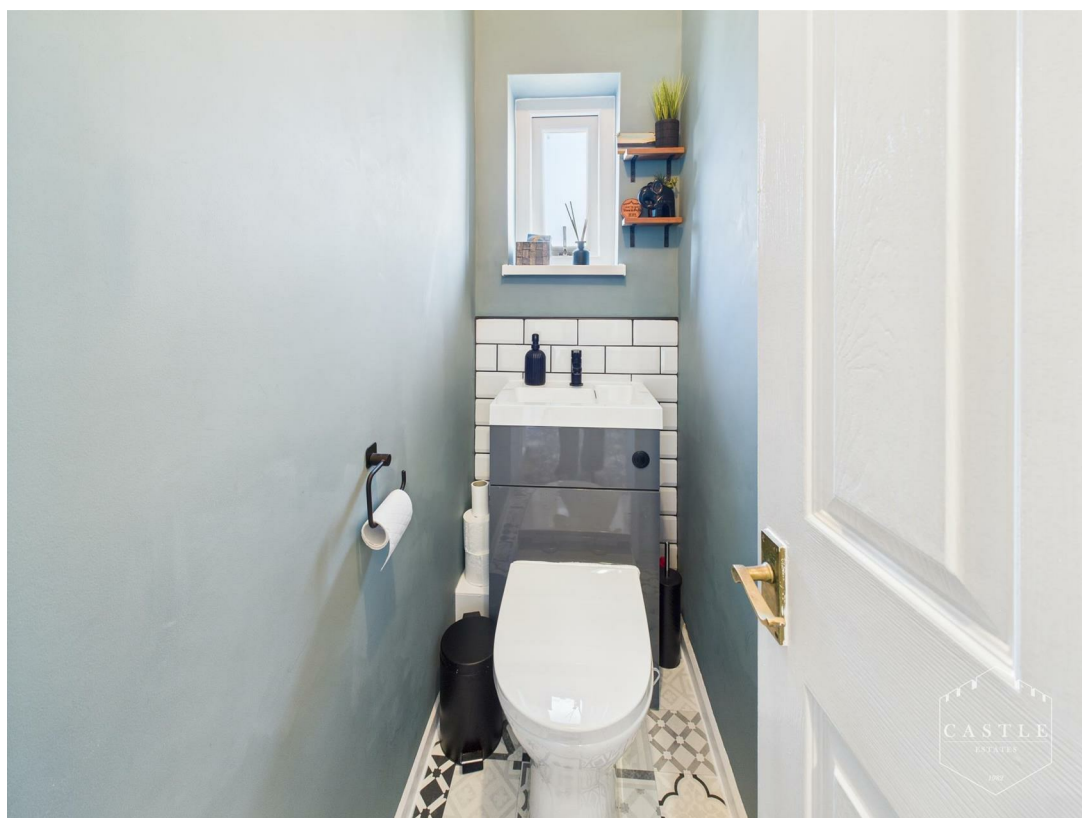




## SEPARATE W.C.

5'8" x 2'6" (1.75m x 0.78m )

having integrated low level w.c., wash hand basin and upvc double glazed window with obscure glass.

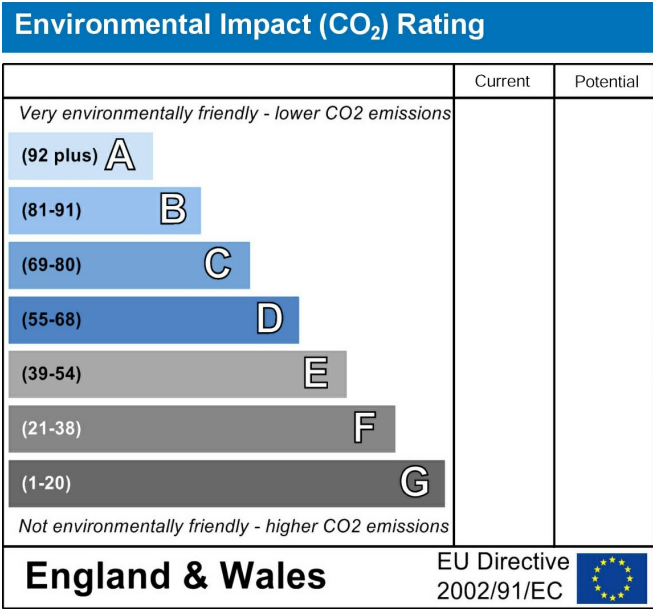
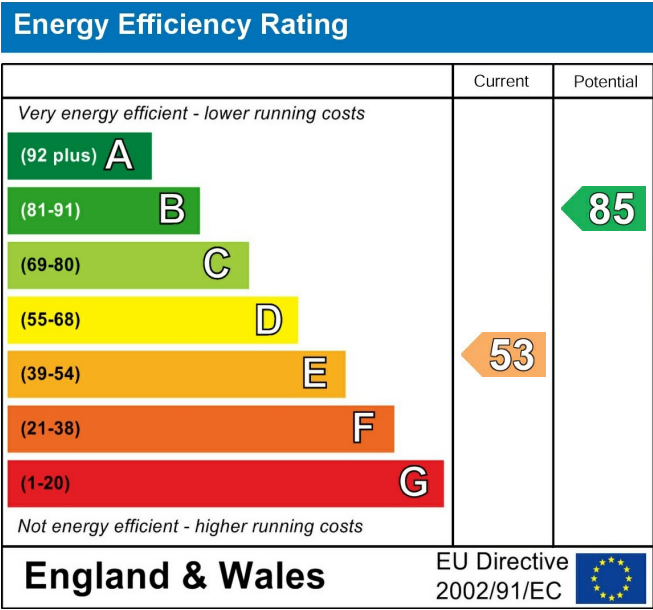


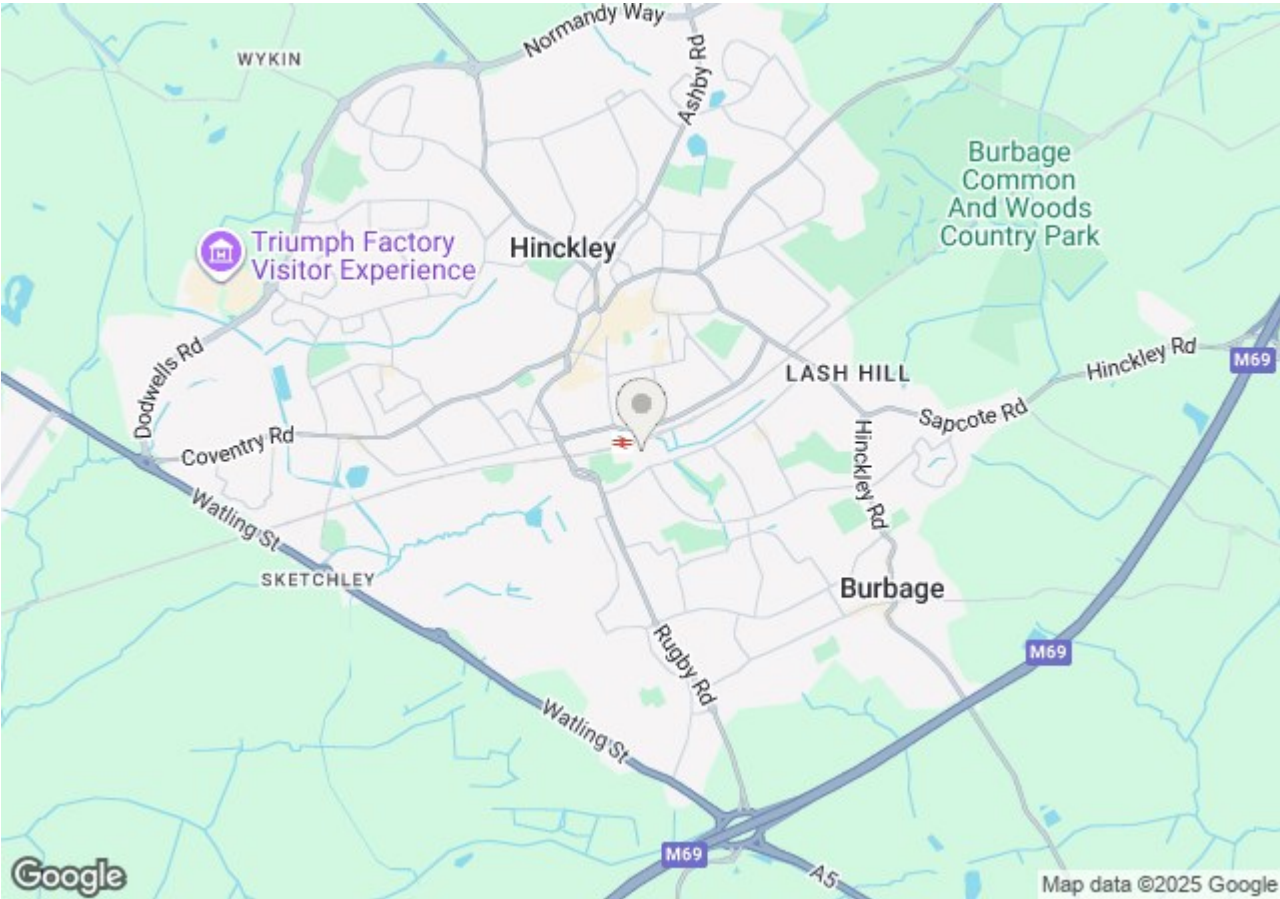
## OUTSIDE

There is a foregarden with walled front boundary and mature shrubs. Pedestrian access to a fully enclosed rear garden with patio area, flower beds and well fenced boundaries. Rear vehicular access off Bridge Road to car standing space/garage space.







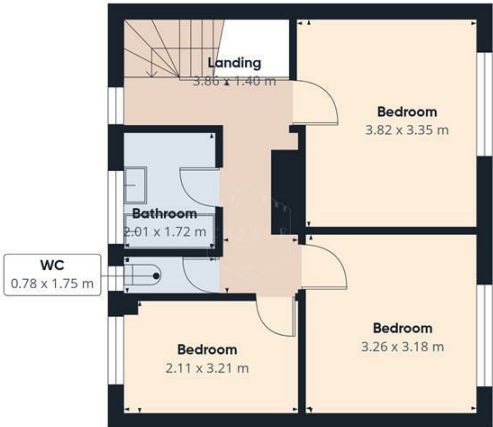




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
	Current	Potential		Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	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



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
97.8 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.

## 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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