

CASTLE ESTATES

1982

A TASTEFULLY PRESENTED AND MUCH IMPROVED THREE STOREY THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER BURBAGE LOCATION



**8 SUNLOCH CLOSE
BURBAGE LE10 2TT**

Offers In The Region Of £310,000

- Entrance Hall With Guest Cloakroom
- Recently Upgraded Dining Kitchen
- First Floor Family Bathroom
- Off Road Parking, Garage and EV Charging Point
- Sought After Burbage Location
- Attractive Lounge
- Two First Floor Good Sized Bedrooms
- Second Floor Master Bedroom With Ensuite
- Landscaped Rear Garden
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Sunloch Close, Burbage, Hinckley - a charming location that could be your next home sweet home! This delightful semi-detached house boasts a good sized reception room and much improved dining kitchen, perfect for relaxing or entertaining guests. With three lovely bedrooms, there's ample space for a growing family or for hosting visitors. The property also features two bathrooms, and a downstairs guest cloakroom, ensuring convenience and comfort for all. Nestled in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful abode.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having composite front door, alarm control panel, Amtico wood effect flooring and central heating radiator.



GUEST CLOAKROOM

5'2" x 3'1" (1.60m x 0.94m)

having low level w.c., wash hand basin with chrome mixer tap and ceramic tiled splashback, Amtico wood effect flooring, central heating radiator and extractor fan.



LOUNGE

15'0" max x 12'2" (4.58m max x 3.73m)

having two central heating radiators, tv and multimedia point, under stairs storage cupboard with electrical sockets, upvc double glazed bay window to front and picture window to side.

**LOUNGE**

INNER HALL

having central heating radiator and staircase to the First Floor Landing.

DINING KITCHEN

15'7" x 10'2" (4.76m x 3.12m)

having an attractive range of fitted Shaker style units including base units, pull out corner carousel, soft close drawers and wall cupboards with under counter lighting. Quartz work surfaces with upskirts and inset one and a half sink with chrome mixer tap. Built in Samsung electric double oven, grill and microwave, four ring gas hob with extractor hood, space for tall standing fridge freezer, integrated appliances and kickboard lighting. Built in gas fired boiler for central heating and domestic hot water, Amtico wood effect flooring in herringbone style, Quartz breakfast bar, built in wine rack, designer central heating radiator, LED down lighting, mains wired smoke alarm, upvc double glazed window to rear and French doors opening onto landscaped rear garden.



DINING KITCHEN



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FIRST FLOOR LANDING

having spindle balustrading and staircase to Second Floor Landing.



BEDROOM TWO

13'6" x 8'8" (4.12m x 2.65m)

having space for freestanding wardrobes, central heating radiator and upvc double glazed window to rear.



BEDROOM TWO



BEDROOM THREE

11'11" x 8'8" (3.65m x 2.66m)

having space for freestanding wardrobes, central heating radiator and upvc double glazed window to front.



FAMILY BATHROOM

8'2" x 6'6" (2.49m x 1.99m)

having modern suite including low level w.c., wash hand basin with chrome mixer tap, panelled bath with mains fed shower over and screen, ceramic tiled splashbacks, white ladder towel rail, extractor fan, Amtico wood effect flooring and upvc double glazed window to rear with obscure glass.



SECOND FLOOR LANDING

having central heating radiator, under stairs storage area and upvc double glazed window.

MASTER BEDROOM

19'1" x 11'3" (5.83m x 3.44m)

having built in wardrobes, two central heating radiators, tv aerial point, eaves access and loft hatch, dual aspect with upvc double glazed window to front and two velux windows to rear.



MASTER BEDROOM



ENSUITE SHOWER ROOM

8'1" x 3'11" (2.48m x 1.20m)

having low level w.c., wash hand basin, shower cubicle with mains fed shower over, wall mounted mirrored cabinet, shaver point, ceramic tiled splashbacks, and white heated towel rail.



OUTSIDE

There is a small established foregarden. EV charging point adjacent to driveway. Tarmac driveway with standing for two cars leading to a BRICK BUILT GARAGE with up and over door, composite side personal door, internal and external power, security light and automatic internal sensor light. Side pedestrian access via gate leading to an enclosed rear mature garden with patio area, lawn, well fenced boundaries, further patio/seating area and bin store.



OUTSIDE



OUTSIDE



OUTSIDE



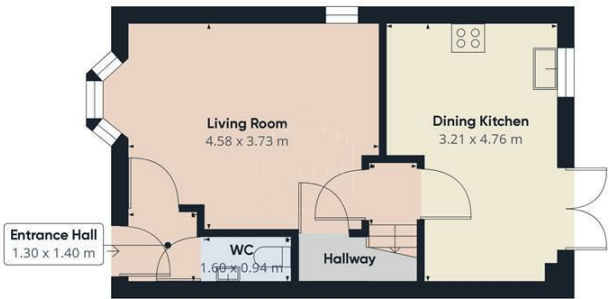
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

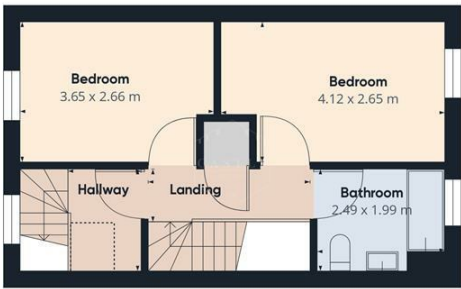
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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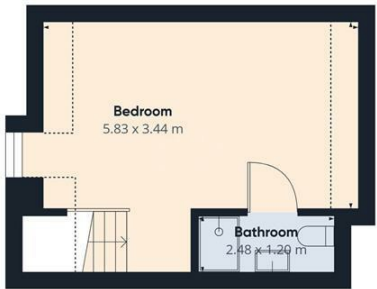
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				EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
109.65 m²
Reduced headroom
4.74 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
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
