CASTLE ESTATES

1982

A TRULY STUNNING AND IMPRESSIVE FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A SIZEABLE PLOT WITH PRIVATE REAR GARDEN SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION



15 HILL RISE
BURBAGE LE10 2UA

Offers In The Region Of £765,000

- Impressive Hall
- Spacious Lounge
- Utility Room & Guest Cloakroom
- Two Ensuites & Family Bathroom
- Private Sizeable Lawned Rear Garden
- Useful Ground Floor Study
- Superb Open Plan Living Kitchen
- Four Good Sized Bedrooms
- Ample Off Road Parking & Garage
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This truly stunning and impressive detached family residence must be viewed to fully appreciate its spacious accommodation, wealth of quality fixtures and fittings.

The accommodation boasts impressive hall, useful ground floor study, spacious lounge, superb open plan contemporary living kitchen, utility area with guest cloakroom and gym off. To the first floor there is a master suite with dressing room and ensuite, two further good sized bedrooms and a luxury family bathroom. On the second is a further large bedroom with ensuite and good sized walk in storage/dressing room. Outside the property has ample off road parking, garage and a sizeable private rear garden.

It is situated in one of Burbage's most sought after roads surrounded by other sizeable and individual properties. Burbage village centre is close by with its range of quality shops, schools and amenities. Those wishing to commute will find easy access to the A5, M69 and M1 junctions making travelling to further afield excellent. As well as the Railway Station and Airports.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

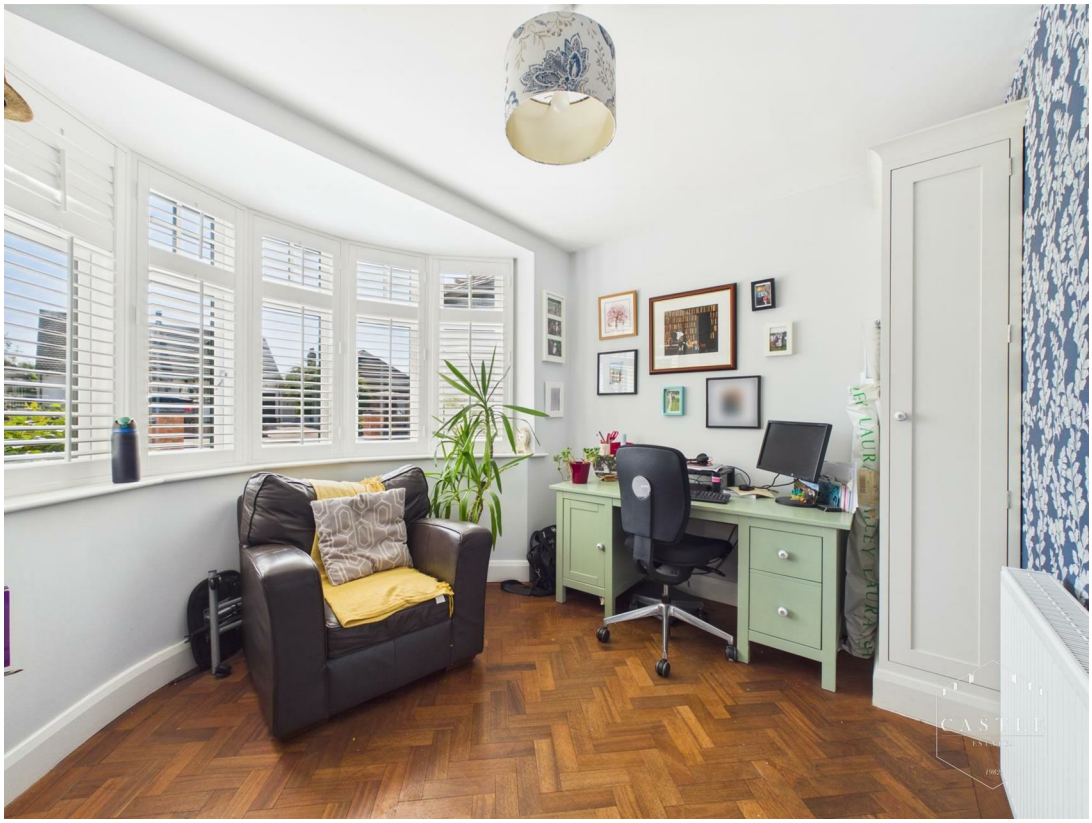
6'9 x 6'9 (2.06m x 2.06m)
having composite front door, feature panelled walls to half height, herringbone flooring and central heating radiator. Spindle balustraded staircase to First Floor Landing with useful storage beneath.





STUDY

11'4 x 7'11 (3.45m x 2.41m)
having upvc double glazed bay window to front, herringbone flooring and central heating radiator.





LOUNGE

17 x 11'5 (5.18m x 3.48m)
having upvc double glazed bow window to front, herringbone flooring, tv aerial point, central heating radiator and inset log burning fire.





OPEN PLAN LIVING KITCHEN

30'11 x 11'4 (9.42m x 3.45m)
having an excellent range of contemporary Shaker style units including base units, drawers and wall cupboards, matching island unit with inset Belfast style sink with mixer tap and wine cooler, built in ovens and microwave, space for American style fridge freezer, inset LED lightings, tv aerial point, under floor heating, two sky lanterns and large bi-fold doors opening onto Garden.

















UTILITY ROOM

having built in sink, fitted cupboards and composite door to Garden.



GUEST CLOAKROOM

4'9 x 2'9 (1.45m x 0.84m)
having low level w.c., pedestal wash hand basin and extractor fan.



GYM

9'1 x 8'2 (2.77m x 2.49m)
having tv aerial point and upvc double glazed window to rear.



FIRST FLOOR LANDING

having central heating radiator, spindle balustrading, upvc double glazed windows to front and rear. Spindle balustraded staircase to Second Floor Landing.





MASTER BEDROOM

14'8 x 9'7 (4.47m x 2.92m)

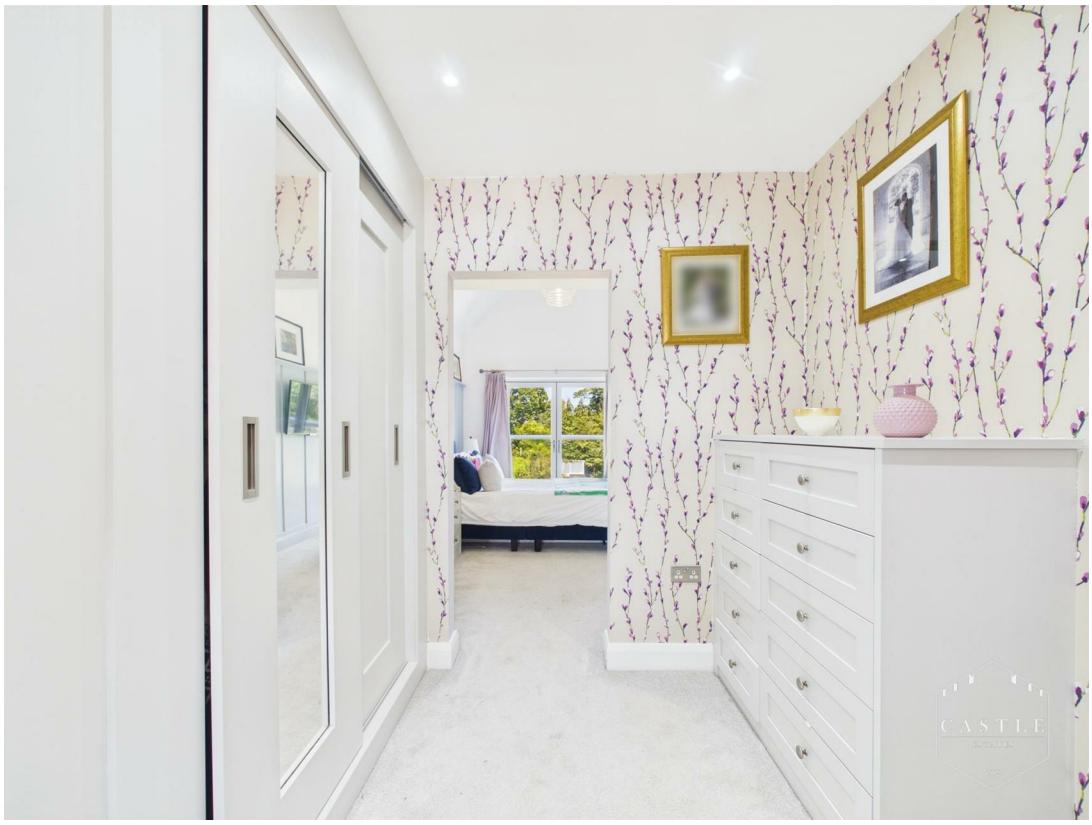
having feature panelled walls, designer central heating radiator, tv aerial point, upvc double glazed French doors and glass safety panels.





DRESSING ROOM

6'10 x 6'2 (2.08m x 1.88m)
having range of built in wardrobes.



ENSUITE SHOWER ROOM

8'9 x 7 (2.67m x 2.13m)

having double shower cubicle, vanity unit with 'his and hers' wash hand basins, low level w.c., chrome heated towel rail, ceramic tiled splashbacks, inset LED lighting and upvc double glazed window to front.





BEDROOM TWO

16'11 x 11'4 (5.16m x 3.45m)
having central heating radiator, upvc double glazed windows to front and rear.





BEDROOM THREE

11'2 x 6'11 (3.40m x 2.11m)
having central heating radiator and upvc double glazed window to front.



FAMILY BATHROOM

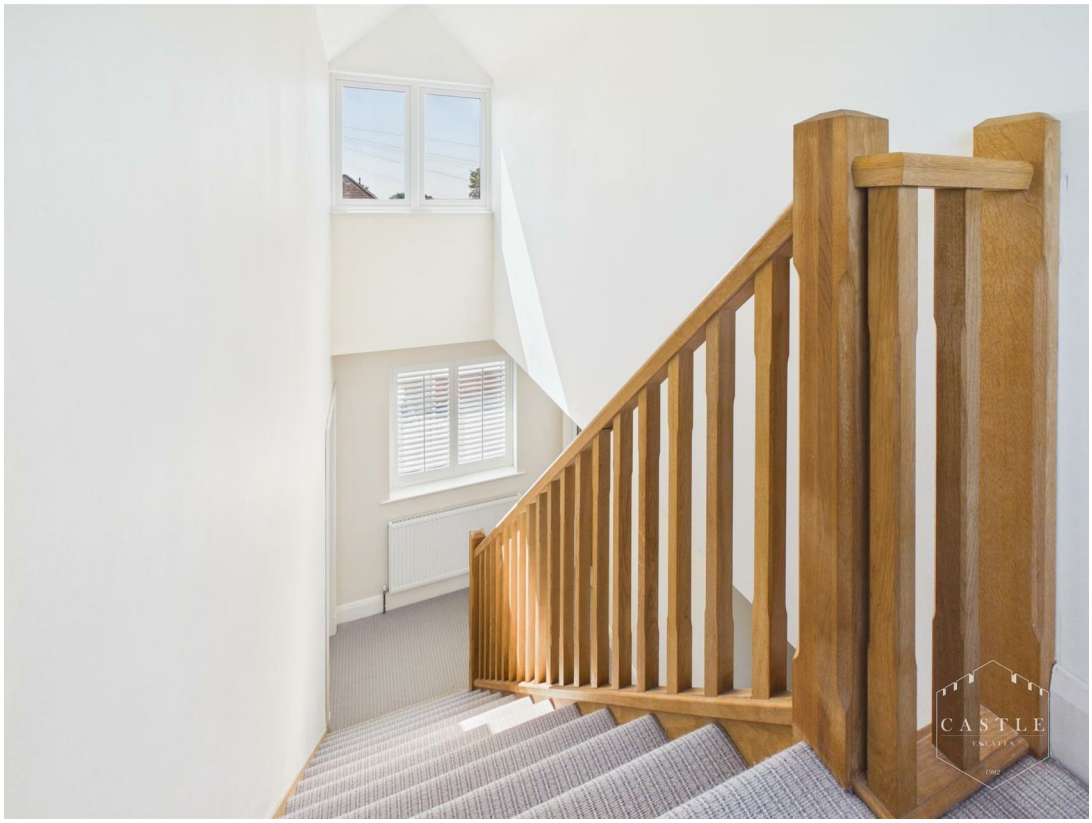
11'3 x 6'4 (3.43m x 1.93m)

having freestanding bath, separate shower cubicle, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, inset LED lighting, chrome heated towel rail, extractor fan and upvc double glazed window with obscure glass to rear.



SECOND FLOOR LANDING

having upvc double glazed window to rear.



BEDROOM FOUR

18 x 13'6 (5.49m x 4.11m)

having central heating radiator, eaves storage, tv aerial point, upvc double glazed windows to front and rear. Door to Ensuite Shower Room.







ENSUITE SHOWER ROOM

5'8 x 5'2 (1.73m x 1.57m)

having shower cubicle, wash hand basin, low level w.c., ceramic tiled splashbacks, ladder style heated towel rail, inset LED lighting and wood effect flooring.



STORAGE/DRESSING ROOM

9'11 x 7'11 (3.02m x 2.41m)
having central heating radiator and eaves storage.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for numerous cars leading to GARAGE. A walled front boundary, mature shrubs and hedged boundary. Pedestrian access to a fully enclosed sizeable private rear garden with patio area, lawn, mature trees and shrubs, hedged boundaries.



OUTSIDE



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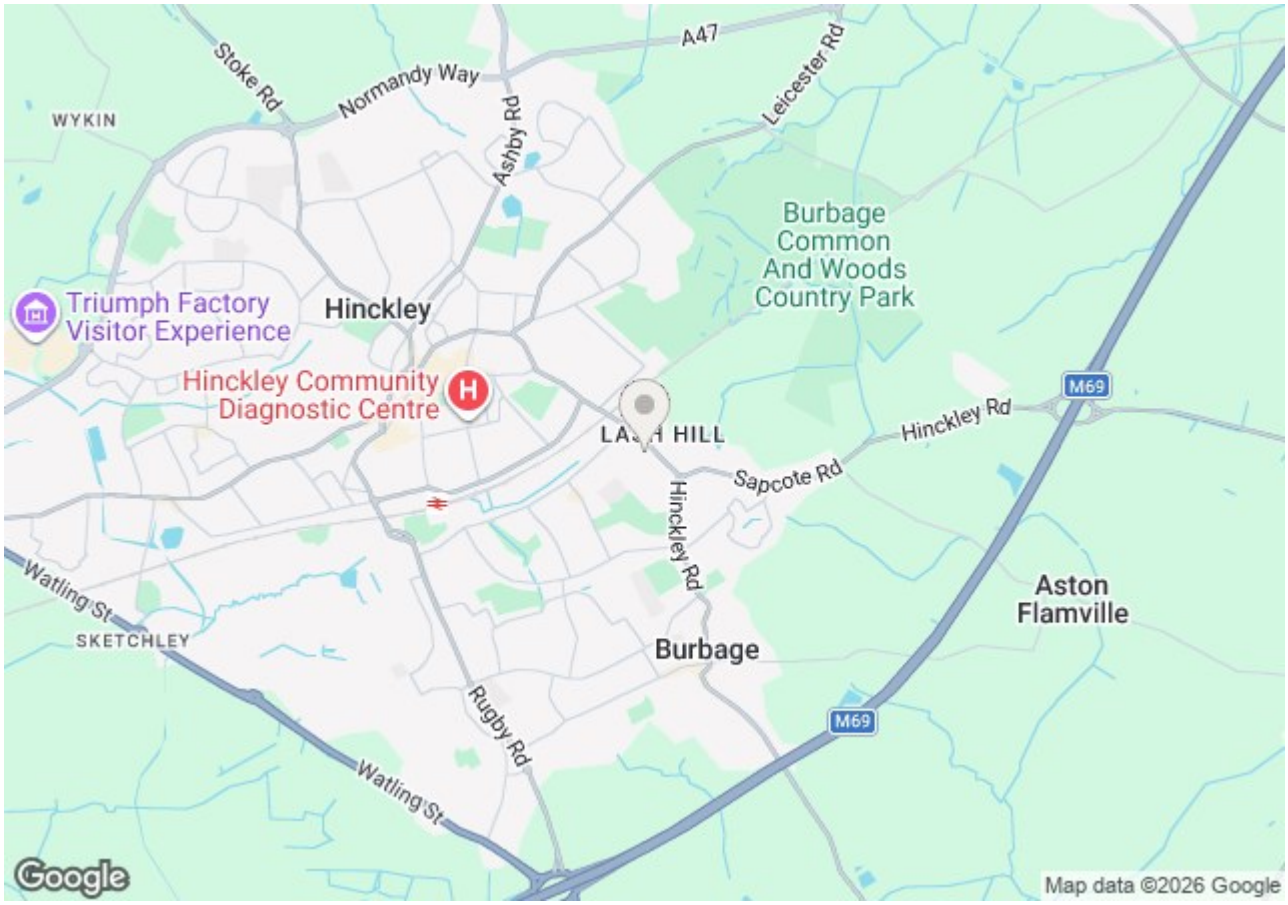


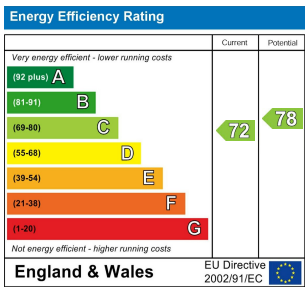
Energy Efficiency Rating

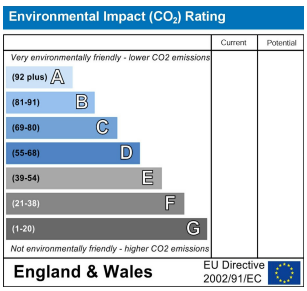
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
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Gym
8'2" x 9'1"
Kitchen / Living Area
30'11" x 11'4"
WC
2'9" x 4'9"
Utility
4'10" x 8'0"
Dining Area
11'3" x 8'5"
Living Room
11'5" x 17'0"
Garage
9'1" x 16'8"
Study
11'4" x 7'11"
Hallway
6'9" x 16'9"
Floor 0
Bedroom
9'7" x 14'8"
Bathroom
11'3" x 6'4"
Dressing Room
6'2" x 6'10"
Landing
11'9" x 2'11"
Bedroom
11'4" x 16'11"
Bedroom
11'2" x 6'11"
Landing
6'10" x 16'9"
Ensuite
8'9" x 7'0"
N
E
W
S
Floor 1
Bedroom
18'0" x 13'6"
Ensuite
5'8" x 5'2"
Storage/Dressing Room
7'11" x 9'11"
Landing
6'7" x 4'2"
Floor 2
Approximate total area(1)
2237 ft²
Reduced headroom
86 ft²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft
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