

# CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED DETACHED BUNGALOW WITH MATURE SOUTH FACING REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



**192 BROOKSIDE  
BURBAGE LE10 2TW**

**Offers In The Region Of £320,000**

- Side Entrance Hall
- Extended & Well Fitted Dining Kitchen
- Modern Shower Room
- Ample Off Road Parking
- Mature & Private Rear Garden
- Dual Aspect Lounge
- Three Good Sized Bedrooms
- Separate W.C.
- Brick Built Garage & Lean To Conservatory
- South Facing Rear Aspect



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**VIEWING**

By arrangement through the Agents.

**DESCRIPTION**

This spacious detached bungalow stands on a good sized plot with ample off road parking, garage and lean to conservatory. A particular feature is the south facing well stocked and private rear garden. Viewing essential.

The accommodation boasts side entrance hall, separate w.c., dual aspect lounge with feature fireplace, extended and well fitted dining kitchen, three good sized bedrooms and a modern shower room.

It is situated in a popular and convenient location, convenient for both Burbage and Hinckley centres with their shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very good.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

**COUNCIL TAX BAND - TENURE**

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

**T SHAPED ENTRANCE HALL**

14'9" (one leg) - 12'1" (one leg) average width 6' (4.5m (one leg) - 3.7m (one leg) average width 2m)  
having composite double glazed front door, access to the roof space with drop down ladder, central heating radiator and telephone point.



### SEPARATE W.C.

having low level w.c. and chrome ladder style heated towel rail.



### LOUNGE

11'9" x 11'1" (3.6m x 3.4m )

having feature brick fireplace with gas fire, central heating radiator, tv aerial point, upvc double glazed side window and upvc double glazed French doors opening onto the rear garden.



**LOUNGE**



**DINING KITCHEN**

19'8" x 11'1" (6m x 3.4m )

having range of contemporary pale grey shaker style units including base units, drawers and wall cupboards, matching granite effect work surfaces and peninsular unit, inset single drainer stainless steel sink with mixer tap and rinser bowl, space and plumbing for washing machine, five ring gas hob with splashback and stainless steel cooker hood over, built in oven with grill, spot lighting, central heating radiator, matching dresser unit, wall mounted gas fire, gas fired boiler for central heating and domestic hot water, telephone point and upvc double glazed picture window overlooking the rear garden.



## DINING KITCHEN



## DINING KITCHEN



## BEDROOM ONE

11'9" x 11'1" (3.6m x 3.4m )

having upvc double glazed bow window overlooking the front, fitted wardrobes with sliding mirror fronted doors, original wood block flooring and central heating radiator.



## BEDROOM TWO

12'5" x 11'1" (3.8m x 3.4m )

having upvc double glazed bow window and central heating radiator.



## BEDROOM THREE

12'1" x 7'6" (3.7m x 2.3m )

having central heating radiator and upvc double glazed window overlooking conservatory.



## SHOWER ROOM

8'2" x 4'11" (2.5m x 1.5m )

having easy entry double shower cubicle, pedestal wash hand basin, chrome ladder style heated towel rail, LED lighting, built in linen cupboard, fully tiled walls and vinyl flooring.



## OUTSIDE

There is direct vehicular access over a block paved driveway with standing for several cars leading to a BRICK BUILT GARAGE (4.3m x 2.4m) with double wooden doors, power, light and storage cupboards. LEAN TO CONSERVATORY (3.7m x 2.5m) opening into garage with vinyl floor, double glazed windows and door. A walled foregarden with shrubs. Pedestrian access to the left hand side leading to a virtually south facing rear garden with mature trees and shrubs, cold water tap, lighting, greenhouse and vegetable area. Generally not overlooked from the rear.



## OUTSIDE



## OUTSIDE

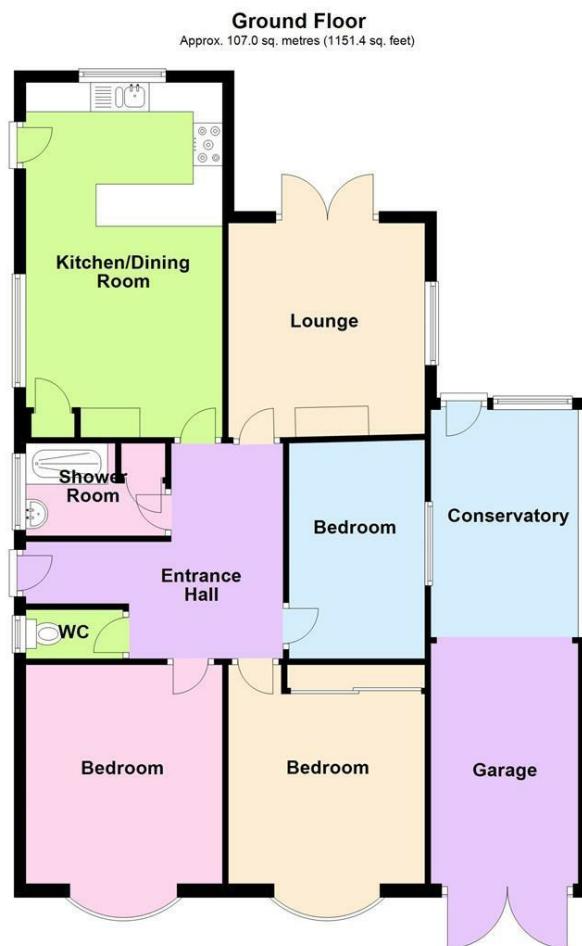
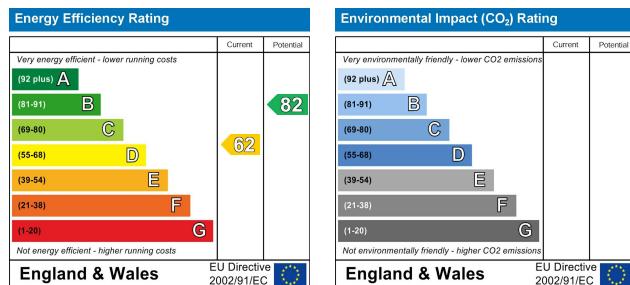


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## **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 pleased 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