CASTLE ESTATES

1982

A STYLISHLY PRESENTED TWO BEDROOM TERRACE HOME LOCATED IN THE HEART OF BURBAGE

7 FREEMANS LANE
BURBAGE LE10 2HZ

Price £190,000

- POPULAR VILLAGE LOCATION
- GOOD SIZE LOUNGE WITH LOG BURNER
- REAR COURTYARD WITH OUTBUILDING FOR UTILITIES
- MODERN KITCHEN
- 2 DOUBLE BEDROOMS

CASTLE ESTATES 1982

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

A Stylishly presented 2 bedroom terrace home located in the heart of Burbage village.

COUNCIL TAX BAND

Hinckley and Bosworth Borough Council - Band A.

LOUNGE

10'2" x 12'9" (3.10m x 3.89m)
UPVC composite door to front, UPVC double glazed window to the front elevation with French shutter blinds. Tv point, feature log burner, gas fired central heating radiator and alarm key pad

KITCHEN/DINER

9'4" x 12'6" (2.87m x 3.82m)
A modern range of fitted kitchen units in mocha with soft close doors consisting inset one and half bowl single drainer stainless steel sink unit mixer taps above, cupboard beneath with built in bin. Further matching range of floor mounted cupboard units and three drawer units, contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, integrated extractor above, matching two tone upstands. Further range of wall mounted cupboard units in mocha, integrated dishwasher, stainless steel fridge freezer included lighting over the working surfaces, porcelain tiled flooring, double panelled radiator, useful under stairs storage cupboard, wireless programmer for the central heating and domestic hot water. All power points and light switches in chrome, UPVC SUDG door to rear of the property.

FIRST FLOOR LANDING

Stairs from the ground floor leading to the first floor landing which gives access to the master bedroom and bathroom and further stairs leading to the second floor bedroom

MASTER BEDROOM

10'11" x 10'2" (3.35m x 3.10m)
UPVC window to front, radiator and two build in wardrobes.

BATHROOM

9'4" x 5'7" (2.86m x 1.71m)

white suite consisting panelled bath, main shower unit above, glazed shower screen to side, wall mounted sink unit, low level WC, contrasting tiled surrounds including the flooring, chrome heated towel rail, extractor fan. Further built in full height storage cupboard in cream housing the gas condensing combination boiler for central heating and domestic hot water.

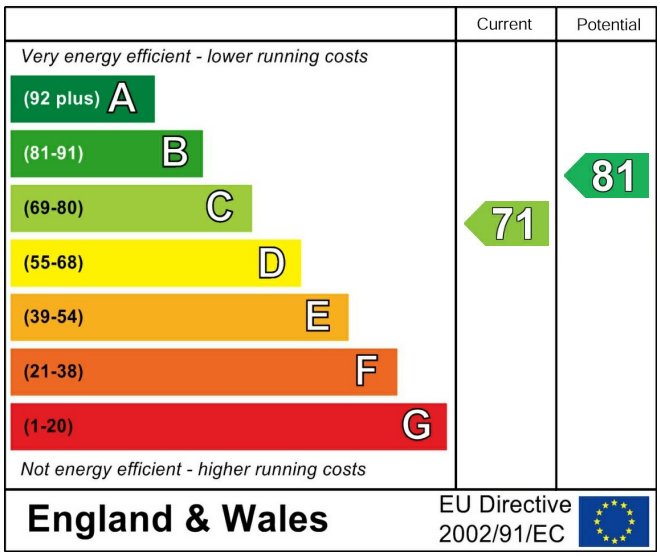
2ND FLOOR BEDROOM

11'7" x 8'11" with restricted head height (3.54m x 2.73m with restricted head height)
Velux window to rear, tv point, wired in smoke alarm and under eves storage space.

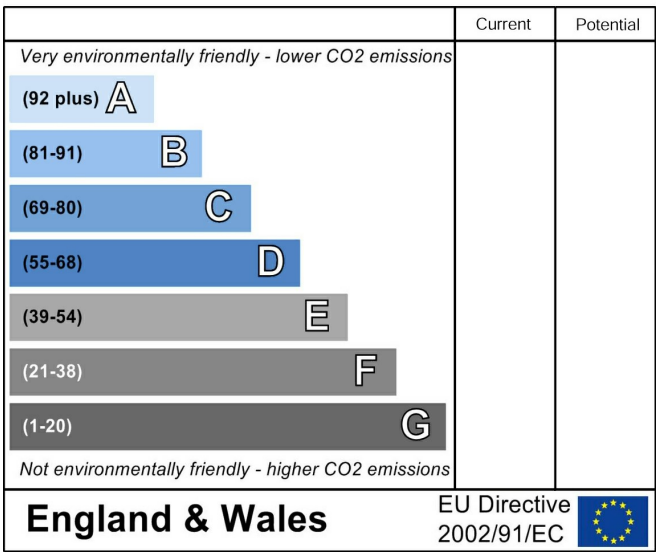
OUTSIDE

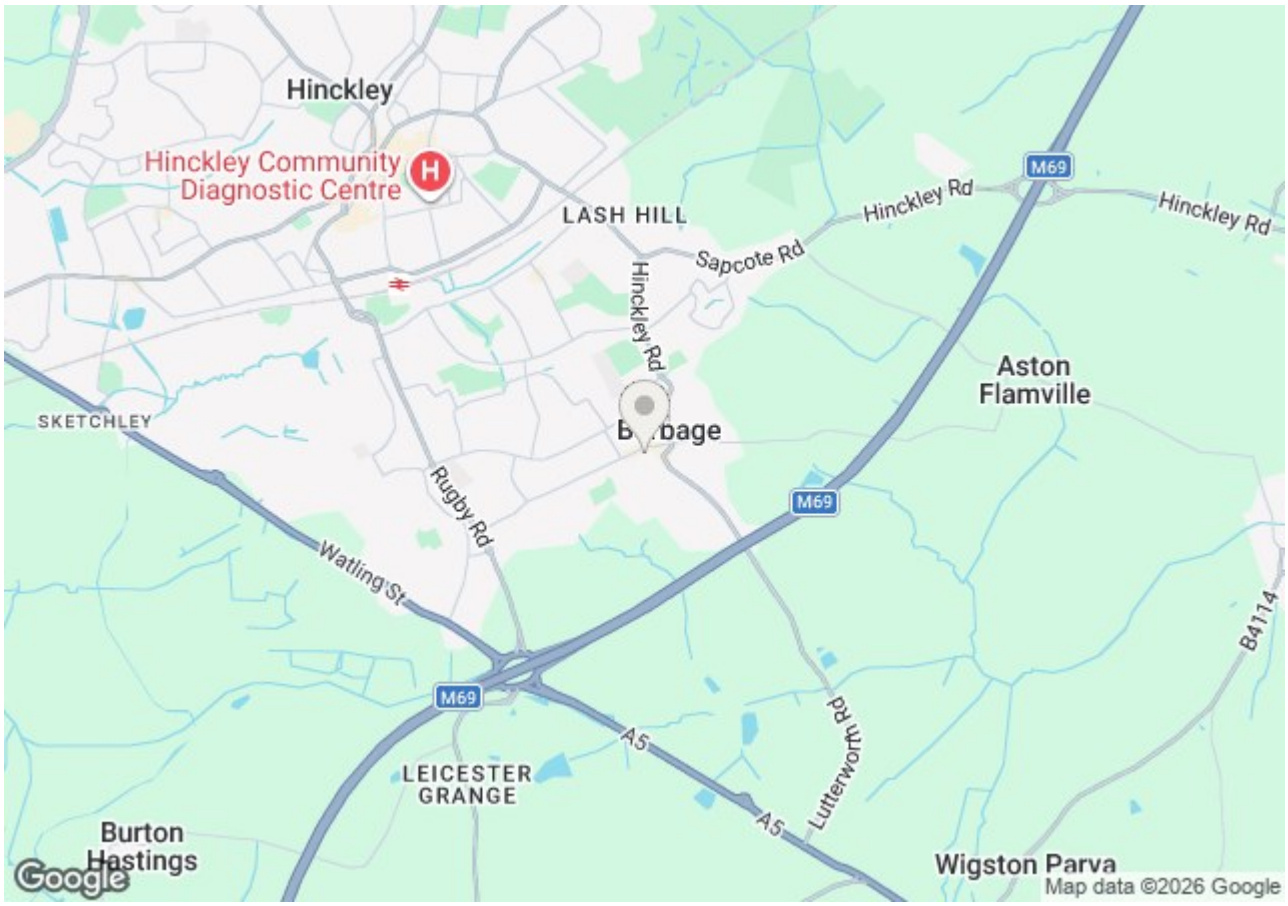
To the front of the property there is on street parking only. To the rear of the property there is a shared courtyard area leading to an outbuilding for storage which houses the electric consumer unit and a cold water feed. There is also plumbing for washing machine.

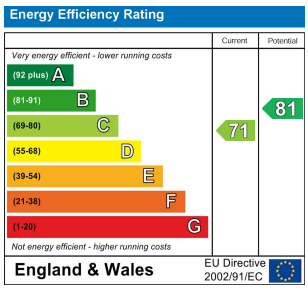
Energy Efficiency Rating

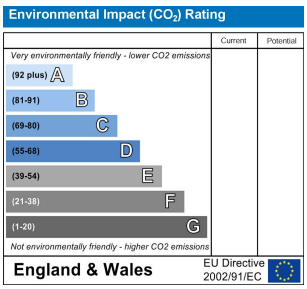


Environmental Impact (CO_2) Rating

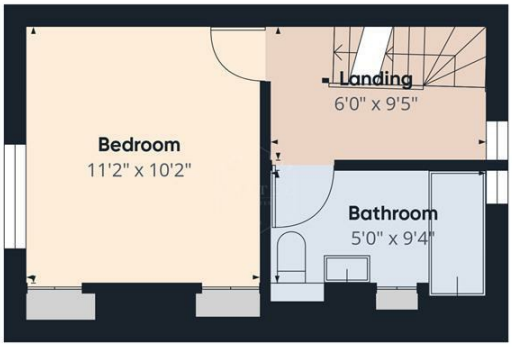






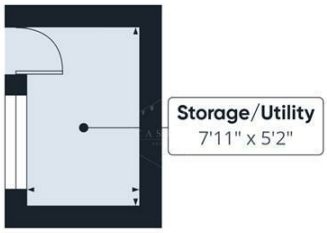


Floor 0 Building 1



Floor 1 Building 1

Floor 2 Building 1



Floor 0 Building 2

Approximate total area(1)
603 ft²

Reduced headroom
16 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.

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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