

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND SPACIOUS FOUR BEDROOMED TOWN HOUSE WITH PARKING AND GARAGE SITUATED IN A POPULAR RESIDENTIAL LOCATION**



## **3 AMBER WAY BURBAGE LE10 2LN**

**Price £280,000**

- Entrance Hall With Guest Cloakroom
- Attractive Lounge To Rear
- First Floor Family Bathroom
- Contemporary Fitted Kitchen
- Three First Floor Bedrooms
- Second Floor Master Bedroom With Ensuite & Dressing Room
- Rear Access To Parking & Garage
- Well Tended Gardens Front & Rear
- Popular Residential Location
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This beautifully presented townhouse consists of an entrance hall with guest cloakroom off, well fitted contemporary dining kitchen and an attractive lounge with French doors opening onto rear garden. To the first floor there are three bedrooms and a family bathroom. On the second floor is the master bedroom with dressing room and ensuite shower room. Outside the property has off road parking, brick built garage and easy to maintain gardens.

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

### COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band (TBC) Freehold

### ENTRANCE HALL

14'10" x 3'8" (4.54m x 1.13m )

having composite front door, wood effect flooring, central heating radiator and under stairs storage cupboard.



## GUEST CLOAKROOM

5'6" x 2'11" (1.69m x 0.91m )

having low level w.c., pedestal wash hand basin, central heating radiator and wood effect flooring.





## KITCHEN

14'2" x 9'1" (4.33m x 2.78m )

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven with gas hob and cooker hood over, space and plumbing for washing machine, space for upright fridge freezer, space for tumble dryer, wood effect flooring, central heating radiator, tv aerial point and upvc double glazed bay window to front.





## LOUNGE

15'7" x 11'8" (4.75m x 3.57m )

having feature panelled wall with inset fire and space for tv, central heating radiator, wood effect flooring, upvc double glazed side windows and French doors opening onto private rear garden.





### FIRST FLOOR LANDING

12'0" x 3'3" (3.67m x 1m)

having spindle balustrading and built in airing cupboard.



## BEDROOM TWO

13'6" x 9'2" (4.13m x 2.81m )

having upvc double glazed window to rear, wood effect flooring and central heating radiator.



### BEDROOM THREE

12'3" x 9'2" (3.74m x 2.81m )

having upvc double glazed window to front, wood effect flooring and central heating radiator.





## BEDROOM FOUR

10'10" x 6'8" (3.31m x 2.04m )

having upvc double glazed window to rear, tv aerial point and central heating radiator.



## FAMILY BATHROOM

6'8" x 5'7" (2.05m x 1.71m )

having white suite including panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, wood effect flooring, extractor fan and upvc double glazed window with obscure glass.

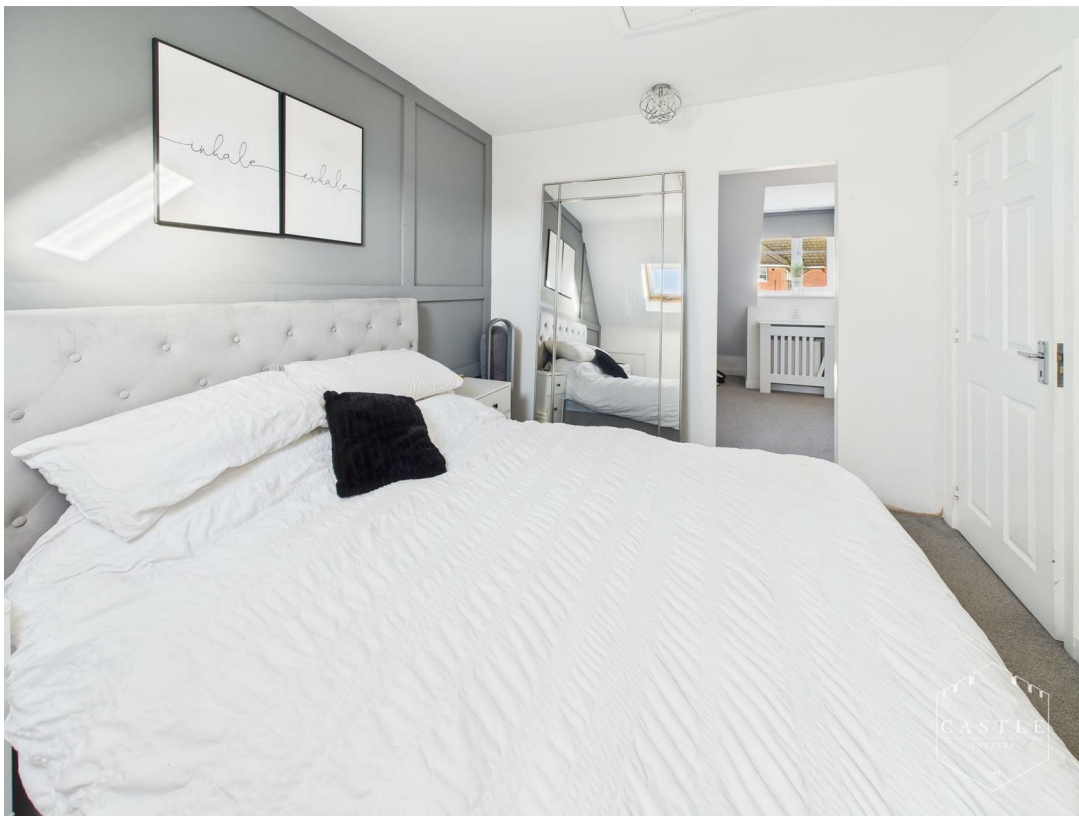
## SECOND FLOOR LANDING

having velux roof light, central heating radiator, eaves storage cupboard and access to the roof space.

## MASTER BEDROOM

11'5" x 9'3" (3.49m x 2.83m )

having velux roof light, central heating radiator, eaves storage cupboard and access to the roof space.



## DRESSING ROOM

16'1" x 8'9" (4.92m x 2.69m )

having upvc double glazed dormer window, central heating radiator and built in wardrobe.





## ENSUITE SHOWER ROOM

7'3" x 6'7" (2.21m x 2.03m )

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail, wood effect flooring and velux roof light.




## OUTSIDE

There is a front path leading to front door and lawned foregarden with mature shrubs. Off road parking to the rear leading to GARAGE (6.06m x 3.06m) with up and over door, power and light. A fully enclosed rear garden with patio area, raised brick flower beds with mature shrubs, lawn, rear pergola and well fenced boundaries.




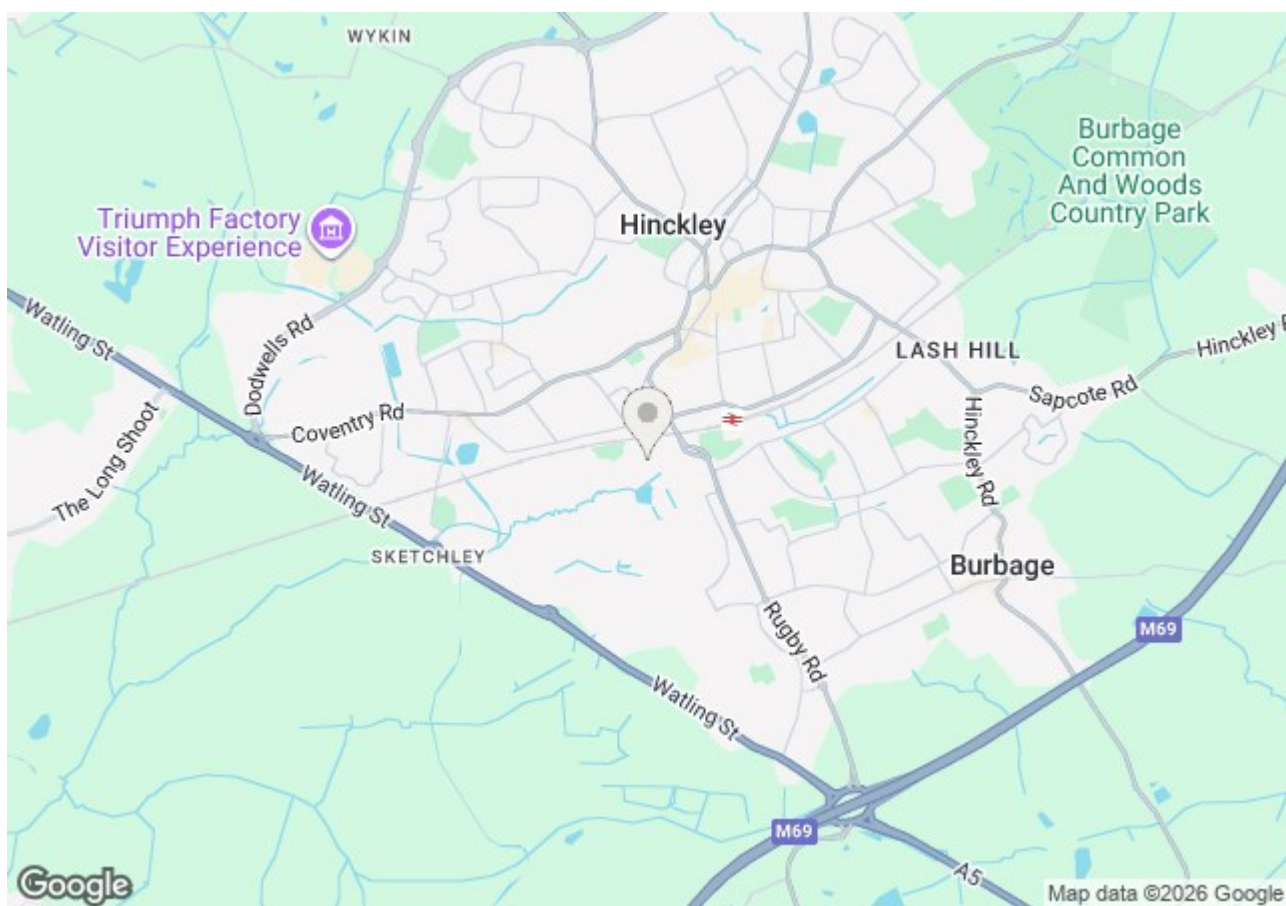


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

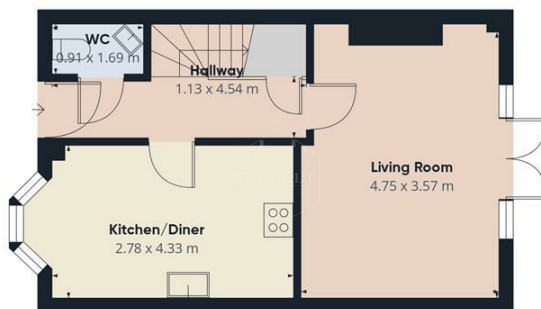
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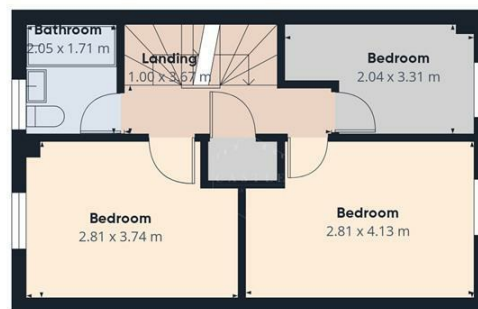


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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>122.6 m<sup>2</sup>

Reduced headroom

5.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## **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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