

# CASTLE ESTATES

1982

**A MODERN THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED  
IN A POPULAR AND CONVENIENT LOCATION**



**12 INDIGO DRIVE  
BURBAGE LE10 2QJ**

**Offers In The Region Of £240,000**

- Entrance Hall With Guest Cloakroom
- Well Fitted Dining Kitchen
- Two Further Bedrooms
- Parking For Two Cars
- Popular Residential Location
- Attractive Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Landscaped Rear Garden
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** A MODERN THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT LOCATION - ENTRANCE HALL. GUEST CLOAKROOM. LOUNGE. DINING KITCHEN. MASTER BEDROOM WITH ENSUITE. TWO FURTHER BEDROOMS. BATHROOM. AMPLE OFF ROAD PARKING. LAWNED REAR GARDEN.

## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This well appointed, recently built three bedroomed semi detached property situated in a sought after Burbage location within walking distance of both Burbage and Hinckley centres.

The accommodation boasts entrance hall with guest cloakroom off, spacious lounge and a well fitted dining kitchen. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property has parking for two cars and a landscaped rear garden.

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 B (Freehold).

## ENTRANCE HALL

having composite double glazed front door, oak effect flooring, central heating radiator, alarm control panel and staircase to the first floor landing.



## GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin with chrome mixer tap and central heating radiator.



## LOUNGE

14'9" x 11'9" (4.5m x 3.6m )

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



LOUNGE



## DINING KITCHEN

14'9" x 8'2" (4.5m x 2.5m )

having range of modern fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink, built in electric oven, four ring gas hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer, central heating radiator, ceramic tiled flooring, large under stairs storage cupboard with light, upvc double glazed window to rear and upvc double glazed French doors opening onto the rear garden.



## DINING KITCHEN



## FIRST FLOOR LANDING

having access to the roof space.

## MASTER BEDROOM

9'6" x 9'2" (2.9m x 2.8m )

having fitted wardrobes, oak effect flooring, central heating radiator and upvc double glazed window to front.



## ENSUITE SHOWER ROOM

having low level w.c., pedestal wash hand basin with chrome mixer tap, central heating radiator, single shower cubicle with ceramic tiled walls and chrome shower over.



## BEDROOM TWO

8'6" x 8'2" (2.6m x 2.5m )

having central heating radiator and upvc double glazed window to rear.



### BEDROOM THREE

8'2" x 5'10" (2.5m x 1.8m )

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



## BATHROOM

having low level w.c., pedestal wash hand basin with chrome mixer tap, panelled bath with chrome taps and electric shower over, contemporary ceramic tiled splashbacks, central heating radiator and ceramic tiled flooring.



**OUTSIDE**

There is private parking for up to two cars. Pedestrian access via gate leading to a landscaped rear garden with feature patio area, lawn and well fenced boundaries.



**OUTSIDE**

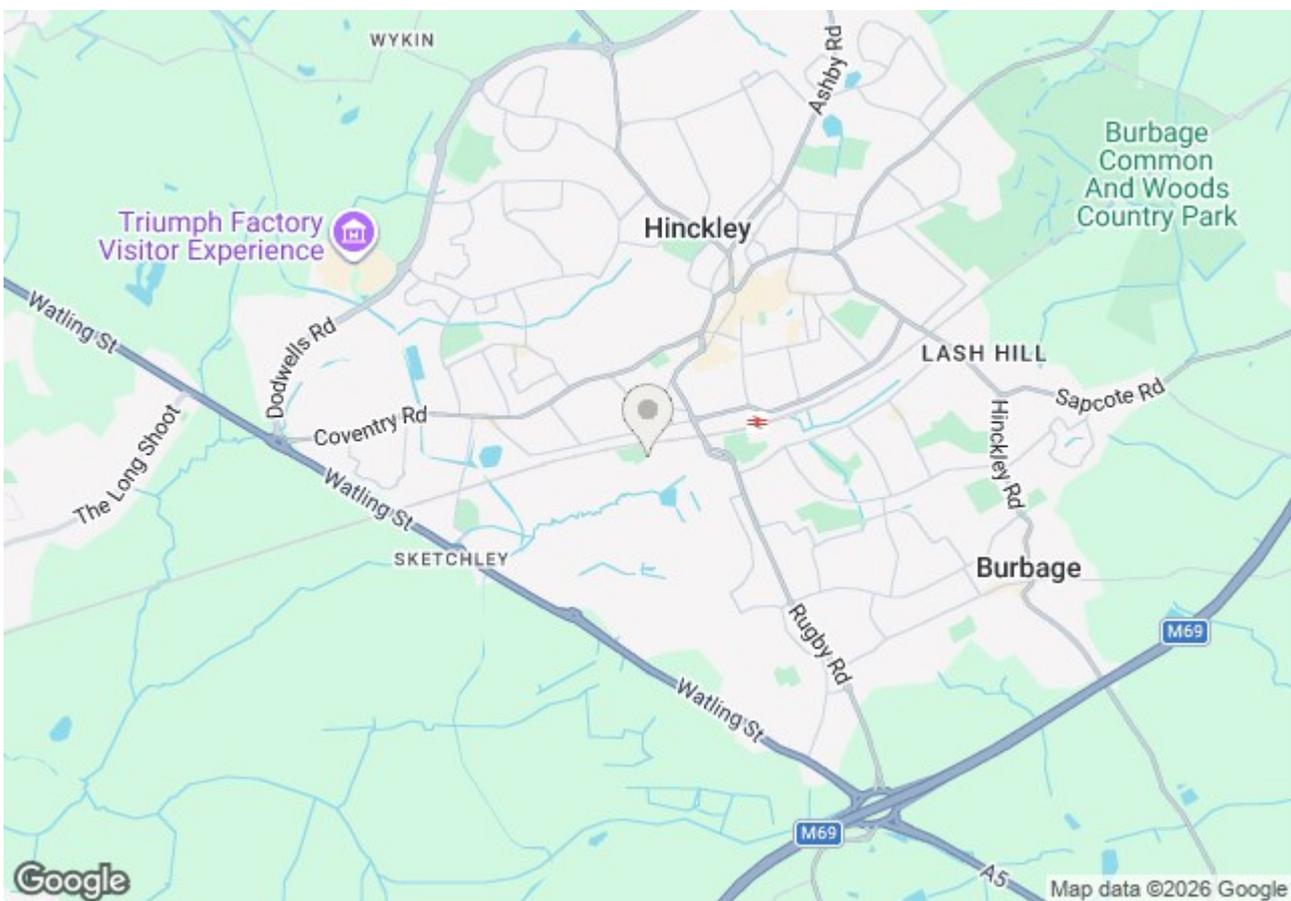


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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 (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			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

## **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

---