CASTLE ESTATES

1982

AN IMPRESSIVE FIVE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION

25B BURBAGE ROAD
BURBAGE LE10 2TS

Offers In The Region Of £650,000

- Impressive Entrance Hall With Guest Cloakroom
- Superb Open Plan Living Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Gardens Front & Rear
- Attractive Lounge To Front
- Wooden Shutters Throughout Entire Property
- 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

The accommodation boasts of an impressive entrance hall with guest cloakroom off, spacious lounge, superb fully integrated living kitchen and a utility room. To the first floor there is a master bedroom with luxury ensuite shower room, four further good sized bedrooms and a luxury family bathroom. Outside the property has ample off road parking leading to integral garage, well tended gardens front and rear.

It is situated in the sought after village of Burbage with its range of shops, quality schools, amenities and leisure facilities. Those wishing to commute will find easy access to the A5, M69 junctions 1 and 2 making travelling to further afield excellent.

VIEWING

By arrangement through the Agents.

COUNCIL TAX BAND & TENURE

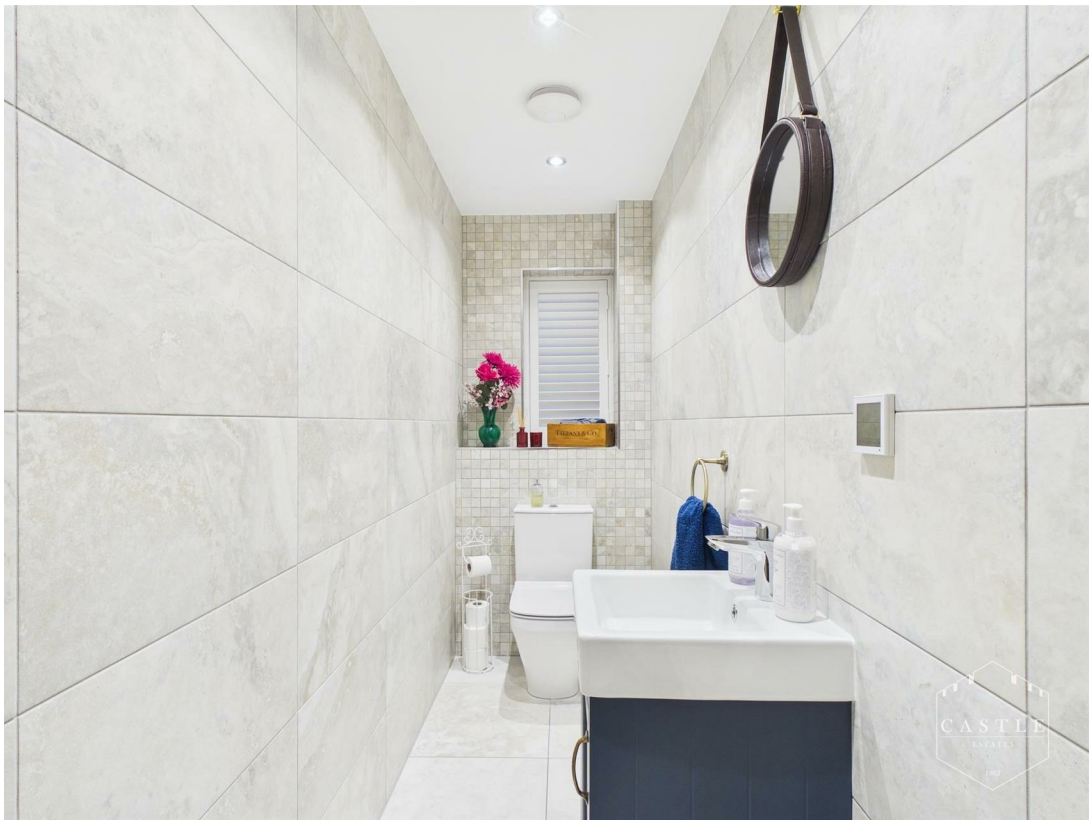
Hinckley and Bosworth Borough Council - Band F (Freehold).

ENTRANCE HALL

11'5 x 6'5 (3.48m x 1.96m)
having composite front door, hardwood flooring with under floor heating and inset LED lighting. Feature 'dog leg' staircase to First Floor Landing with useful storage cupboard beneath.

GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin, ceramic tiled walls, tiled flooring with under floor heating and upvc double glazed window with obscure glass.



LOUNGE

20'4 x 12'11 (6.20m x 3.94m)
having upvc double glazed bay window to front, hardwood flooring with under floor heating and tv aerial point.

OPEN PLAN LIVING KITCHEN

28'2 x 21'3 (8.59m x 6.48m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards with under lighting, Quartz work surfaces and inset sink with mixer tap, built in matching island unit with induction hob, integrated fridge freezer, wood effect flooring with under floor heating, sky lights, inset LED lighting, upvc double glazed windows side and rear. Upvc double glazed French doors opening onto Garden.

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UTILITY ROOM

10'3 x 5'3 (3.12m x 1.60m)

having range of base units with butchers block work surfaces and upstand, inset stainless steel sink with mixer tap, space and plumbing for washing machine, wood effect flooring, upvc double glazed window and glass door.

FIRST FLOOR LANDING

having spindle balustrading, central heating radiator, inset LED lighting and access to the roof space.

MASTER BEDROOM

16'10 x 13'2 (5.13m x 4.01m)

having upvc double glazed bay window to front and side window, built in wardrobe, central heating radiator, tv aerial point and feature panelled wall.

ENSUITE SHOWER ROOM

having double shower cubicle with rain shower over and handheld shower, vanity unit with wash hand basin, low level w.c., inset LED lighting, chrome heated towel rail, ceramic tiled walls and upvc double glazed window with obscure glass.

BEDROOM TWO

14'8 x 10'4 (4.47m x 3.15m)
having upvc double glazed window to front, built in wardrobe, central heating radiator and feature panelled wall.

BEDROOM THREE

9'9 x 9'5 (2.97m x 2.87m)
having upvc double glazed window to rear and central heating radiator.

BEDROOM FOUR

9'9 x 8'8 (2.97m x 2.64m)

having upvc double glazed window to rear, range of built in wardrobes and central heating radiator.

BEDROOM FIVE

11'1 x 5'11 (3.38m x 1.80m)
having upvc double glazed window to rear and central heating radiator.

BATHROOM

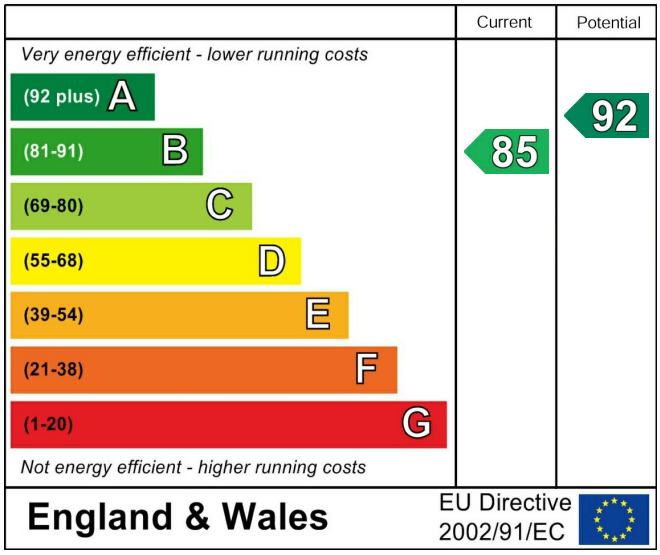
7'2 x 7'1 (2.18m x 2.16m)

having panelled bath with glass screen, rain shower over and handheld shower, vanity unit with hand basin, low level w.c., chrome heated towel rail, ceramic tiled splashbacks, inset LED lighting and upvc double glazed window with obscure glass.

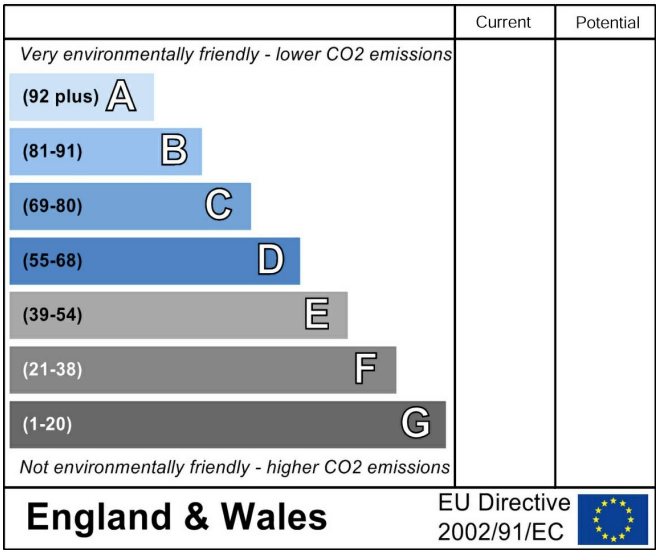
OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to INTEGRAL GARAGE (19'4 x 9'11) with electric front door, power and light. A lawned foregarden. Pedestrian access to a fully enclosed rear garden with patio area, further seating area with pergola over, lawn, raised flower and shrub borders,

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



Stoke Rd
Normandy Way
A47
Leicester Rd
WYKIN
Ashby Rd
Burbage
Common
And Woods
Country Park
Triumph Factory
Visitor Experience
Hinckley
LASH HILL
M69
Hinckley Rd
Sapcote Rd
Hinckley Rd
Watling St
SKETCHLEY
Aston
Flamville
Burbage
Rugby Rd
M69
Watling St
Google
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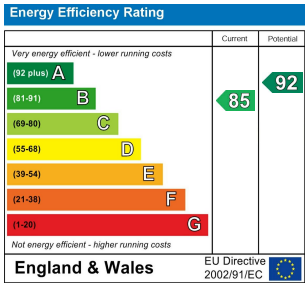
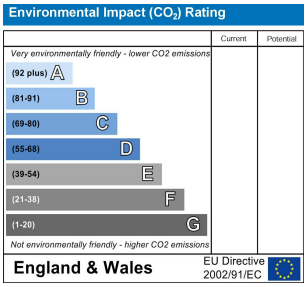

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
85
92
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

Kitchen / Living Area
28'2" x 21'3"
Utility Room
10'3" x 5'3"
WC
Hallway
11'5" x 6'5"
Living Room
12'11" x 20'4"
Garage
9'11" x 19'4"
N
E
W
S
Floor 0
Bedroom
9'5" x 9'9"
Bedroom
5'11" x 11'1"
Bedroom
8'8" x 9'9"
Bathroom
7'2" x 7'1"
Landing
15'1" x 5'1"
Bedroom
13'2" x 16'10"
Bedroom
10'4" x 14'8"
Bathroom
Floor 1
Approximate total area(1)
2128 ft²
(1) Excluding balconies and terraces
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