

CASTLE ESTATES

1982

A GOOD SIZED THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT BURBAGE LOCATION

**** AVAILABLE NOW ****



17 PLUM CRESCENT BURBAGE LE10 2NW

£1,600 Per Month

- Entrance Hall With Guest Cloakroom
- Well Fitted Dining Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Gardens
- Attractive Lounge To Front
- Laundry Room
- Two Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- VIEWING ESSENTIAL



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www.castles-online.co.uk



**** AVAILABLE NOW **** This tastefully presented detached family residence enjoys entrance hall with guest cloakroom off, attractive lounge to front, well fitted dining kitchen and laundry room. To the the first floor there is master bedroom with ensuite, two further good sized bedrooms and a family bathroom. Outside the property has ample off road parking, garage and well tended gardens. Viewing is essential.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold)

ENTRANCE HALL

having composite front door, central heating radiator and wood effect flooring. Staircase to First Floor Landing.



GUEST CLOAKROOM

having low level w.c., corner pedestal wash hand basin, central heating radiator and ceramic tiled splashbacks.



LOUNGE

13'3 x 11'9 (4.04m x 3.58m)

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





DINING KITCHEN

18'7 x 11'2 (5.66m x 3.40m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for fridge freezer, space and plumbing for dishwasher, two central heating radiators, wood effect flooring, upvc double glazed window to rear and French doors opening onto Garden.





LAUNDRY ROOM

5'7 x 5'3 (1.70m x 1.60m)

having matching base units with flyover work surface, space and plumbing beneath for washing machine, wall cupboard housing the gas fired boiler, central heating radiator and upvc double glazed door to side.



FIRST FLOOR LANDING

11'8 x 6 (3.56m x 1.83m)

having spindle balustrading, panelled walls to half height, access to the roof space and upvc double glazed window to side.



THE CASTLE
EST. 2014

MASTER BEDROOM

12'7 x 9'8 (3.84m x 2.95m)

having built in wardrobes, tv aerial point, central heating radiator and upvc double glazed window to front. Door to Ensuite.



ENSUITE SHOWER ROOM

5'11 x 5'8 (1.80m x 1.73m)

having shower cubicle, low level w.c., pedestal wash hand basin, wood effect flooring, white heated towel rail, shaver point and upvc double glazed window with obscure glass to front.



BEDROOM TWO

10'5 x 8'4 (3.18m x 2.54m)

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



BEDROOM THREE

8'4 x 7'11 (2.54m x 2.41m)

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



CASTLE
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2020

BATHROOM

7'1 x 6'7 (2.16m x 2.01m)

having panelled bath, pedestal wash hand basin, low level w.c., chrome heated towel rail, wood effect flooring and upvc double glazed window with obscure glass.



OUTSIDE


There is direct vehicular access over a tarmac driveway leading to GARAGE (19'9 X 10') having up and over door, power and light. A fully enclosed rear garden with patio area, artificial lawn, steps up to decked seating area and well fenced boundaries.






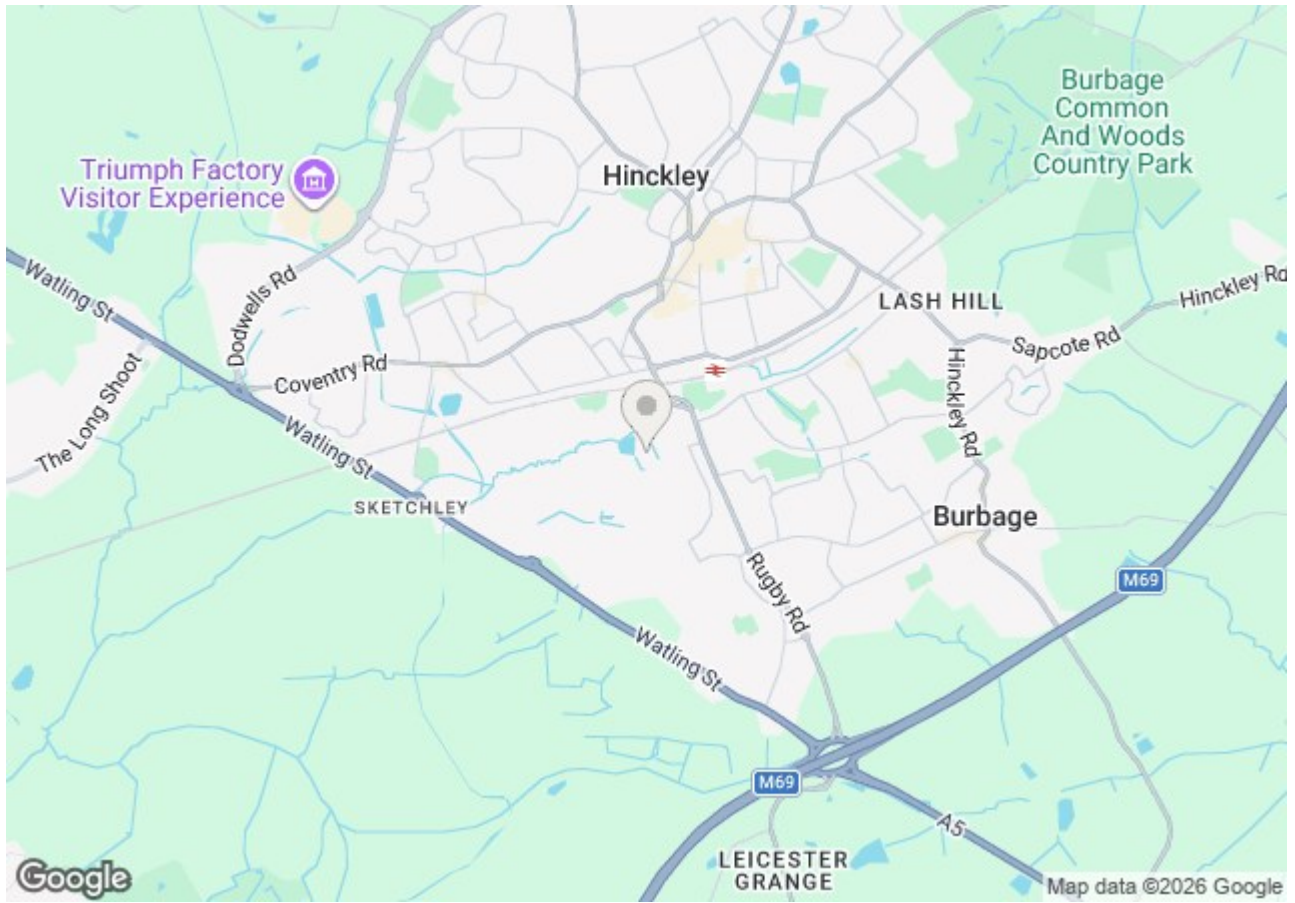


Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
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| (81-91) B | | |
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| | | | EU Directive 2002/91/EC |



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1120 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
