

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT BURBAGE LOCATION



**1 KENSINGTON AVENUE
BURBAGE LE10 3JE**

Offers In The Region Of £340,000

- Impressive Entrance Hall
- Spacious Lounge
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Lawned Gardens Front & Rear
- Guest Cloakroom
- Well Fitted Dining Kitchen
- Two Further Good Sized Bedrooms
- Ample Parking & Garage
- **VIEWING ESSENTIAL**



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented detached family residence must be viewed internally to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts of an entrance hall with guest cloakroom off, well proportioned lounge and spacious contemporary fitted dining kitchen. To the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a modern bathroom. Outside the property has ample off parking, garage and pleasant lawned rear gardens front and rear.

It is situated in a sought after non estate Burbage location, ideal for those who need to commute via the A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas. Burbage village centre is approximately one and half miles away with its range of quality shops, schools and amenities.

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 D (Freehold).

The property has a £260 per year service charge.

ENTRANCE HALL

having composite door to front, mains wired smoke detector, amtico oak effect flooring, central heating thermostat, central heating radiator and feature balustraded staircase leading to first floor landing with useful storage beneath.



GUEST CLOAKROOM

4'7" x 3'4" (1.40m x 1.03m)

having low level w.c., wash hand basin with chrome mixer tap, central heating radiator and amtico oak effect flooring, LED feature spotlighting.



DINING KITCHEN

17'6" max x 10'9" max (5.35m max x 3.30m max)

having range of contemporary fitted shaker style units including ample base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset stainless steel sink with drainer and mixer tap, integrated dishwasher, built in oven, four ring gas hob with cooker hood over, integrated fridge freezer, integrated washer/dryer, built in gas fired boiler for central heating and domestic hot water, two central heating radiators, tv aerial point, amtico oak effect flooring, upvc double glazed window to front an upvc double glazed French doors opening onto rear garden. Door to Lounge and Fire door to Garage.



DINING KITCHEN



LOUNGE

18'7" x 9'11" (5.67m x 3.03m)

having central heating radiator, tv aerial point, upvc double glazed window to front and upvc double glazed French doors opening onto the rear garden.



LOUNGE**FIRST FLOOR LANDING**

having spindle balustrading, central heating radiator and access to the insulated, part boarded roof space with lighting, and upvc double glazed window to front with unspoilt views over a privately maintained green.



MASTER BEDROOM

10'10" x 10'1" (3.31m x 3.08m)

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



MASTER BEDROOM



ENSUITE SHOWER ROOM

7'0" x 5'5" (2.14m x 1.67m)

having low level w.c., wash hand basin with chrome mixer tap, fully tiled shower cubicle with electric shower over, shaver point, LED feature spot lighting and white heated towel rail, amtico tile effect flooring, extractor fan.



BEDROOM TWO

10'0" x 9'4" (3.06m x 2.86m)

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



BEDROOM THREE

11'6" x 7'2" (3.52m x 2.20m)

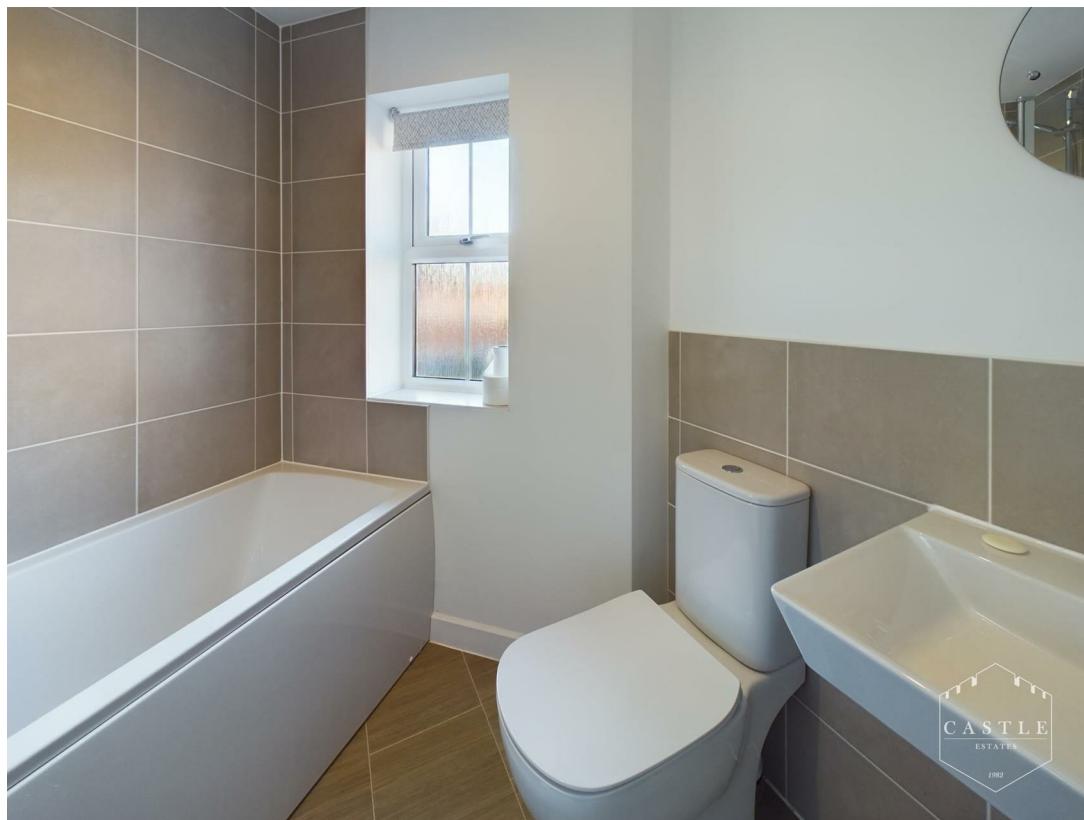
having central heating radiator and upvc double glazed window to front, amtico oak effect flooring.



BATHROOM

5'8" max x 5'6" max (1.75m max x 1.70m max)

having white suite including panelled bath with mains fed shower over, low level w.c., wash hand basin with chrome mixer tap, white heated towel rail, LED feature spot lighting, extractor fan, ceramic tiled splashbacks and upvc double glazed window to rear with obscure glass, amtico tile effect flooring.

**BATHROOM**

OUTSIDE

Via a private driveway which gives access to the property with parking for several vehicles and SINGLE GARAGE with epoxy resin flooring, electric roller doors, power, light, upvc double glazed door to garden. A lawned foregarden. Pedestrian access to a fully enclosed rear garden with patio area, lawned gardens and fenced boundaries. Outside lighting.



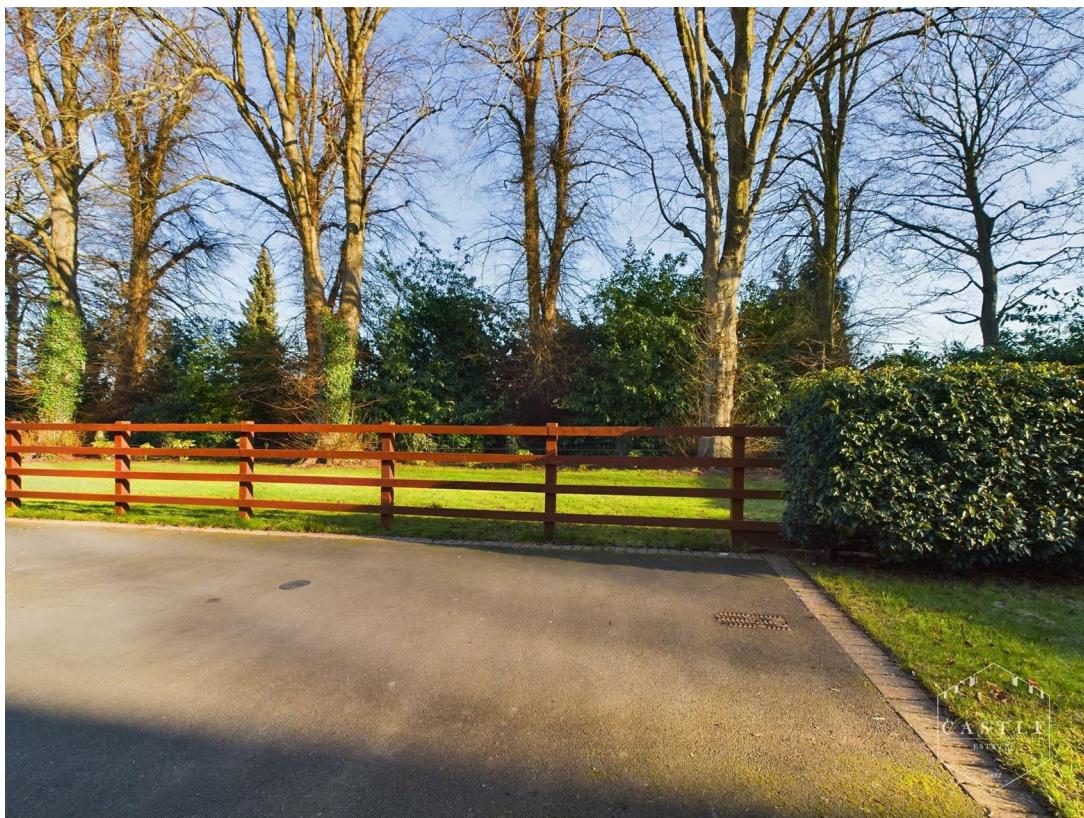
OUTSIDE



OUTSIDE



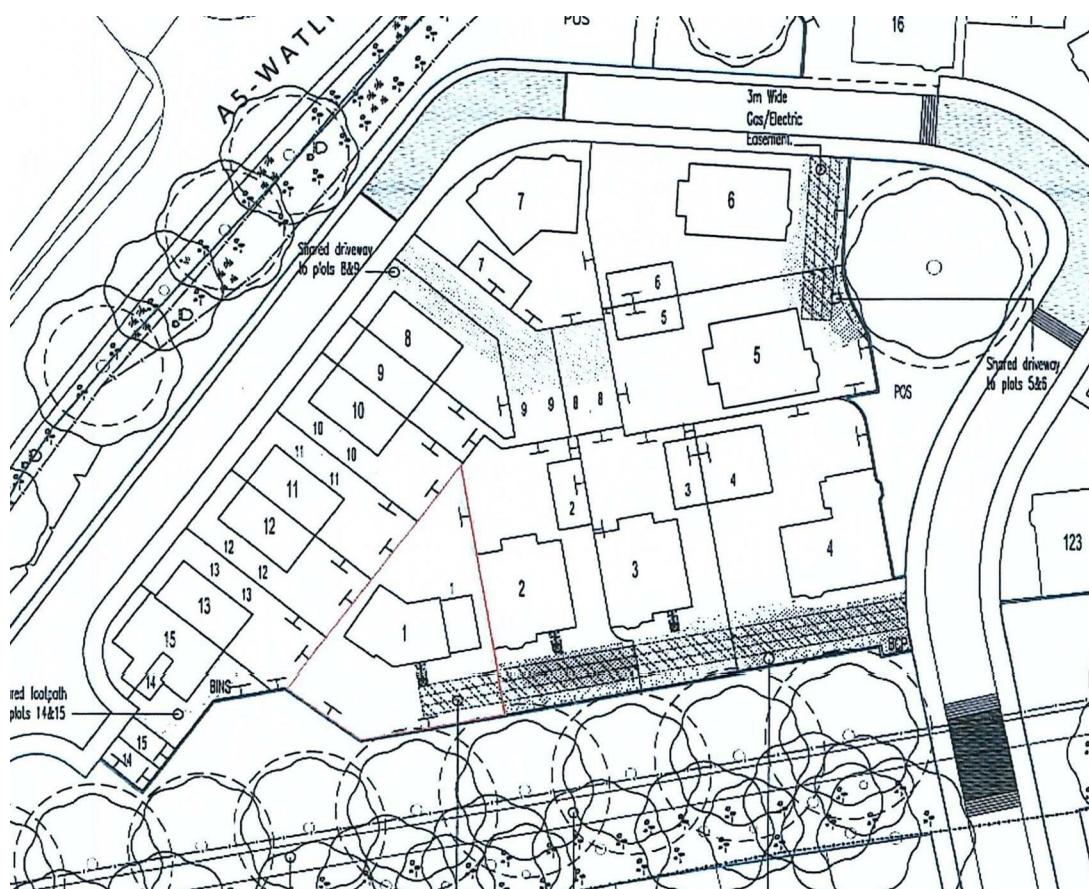
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OUTSIDE



SITE PLAN

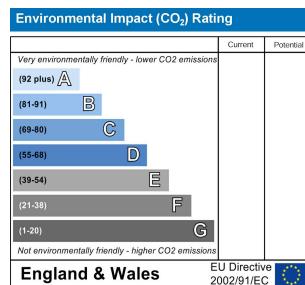
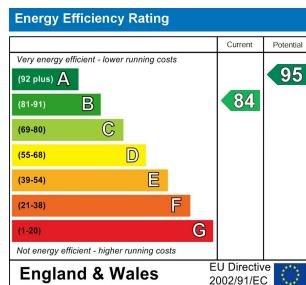


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	95
(81-91) B		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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 pleased 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