

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED CORNER PLOT SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



1 BEGONIA CLOSE BURBAGE LE10 2SS

Offers In The Region Of £375,000

- Entrance Hall With Guest Cloakroom
- Well Fitted Dining Kitchen
- Family Bathroom
- Brick Built Garage
- Popular & Convenient Residential Location
- Attractive Lounge
- Four Good Sized Bedrooms
- Ample Off Road Parking
- Well Tended Lawned Rear Garden
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** A well presented and improved detached family residence standing on a good sized corner plot situated in a popular and convenient location.

The accommodation boasts entrance hall with guest cloakroom, well fitted dining kitchen and attractive lounge overlooking the rear garden. To the first floor there are four good sized bedrooms and a family bathroom. Outside the property has ample off road parking leading to garage and well tended gardens.

It is located in a sought after and convenient location, a short distance away for those who need to commute via the A5 and M69 junctions to further afield. Burbage village centre is approximately half a mile away with its shops, schools and amenities.

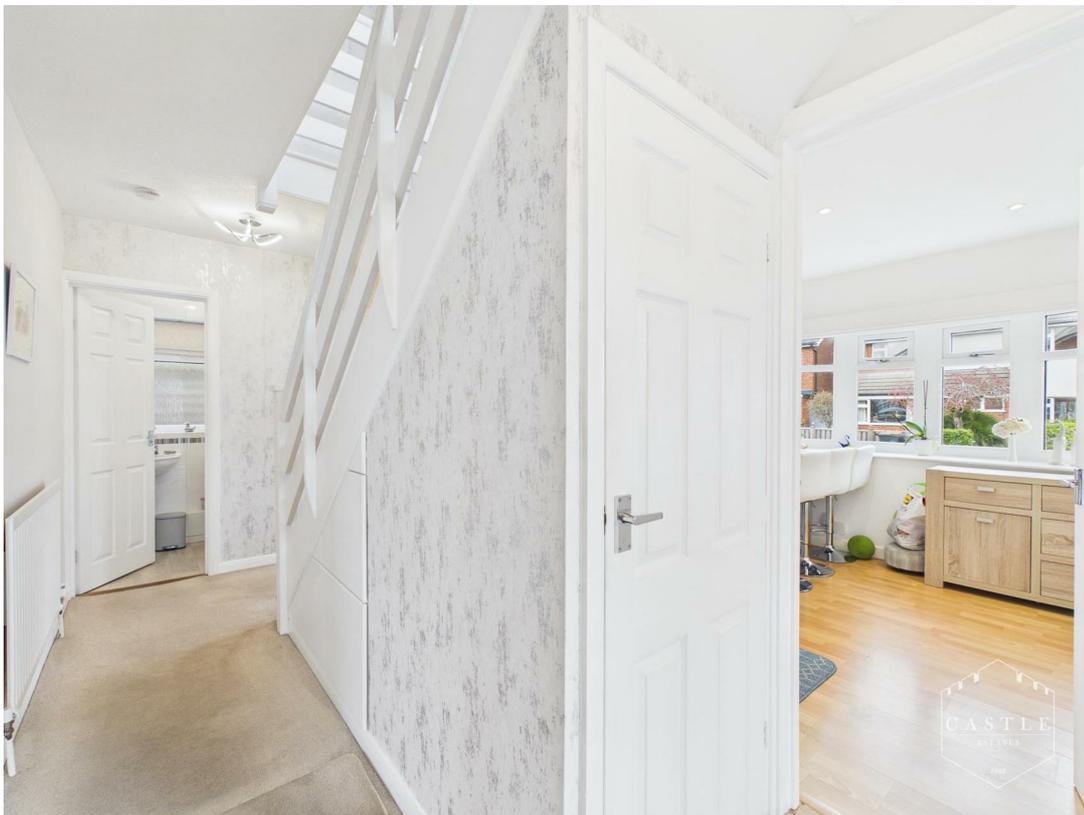
COUNCIL TAX BAND & TENURE

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

SIDE ENTRANCE HALL

14'6 x 5'11 (4.42m x 1.80m)

having composite door with obscure glass windows to side and central heating radiator. Staircase to First Floor Landing with useful storage beneath.



GUEST CLOAKROOM

4'5 x 3'10 (1.35m x 1.17m)

having low level w.c., pedestal wash hand basin, ceramic tiled walls, central heating radiator and upvc double glazed window with obscure glass.



LOUNGE

18'9 x 11'11 (5.72m x 3.63m)

having feature fireplace with inset fire, marble surround and hearth, tv aerial point, two central heating radiators, two upvc double glazed windows to rear and door opening onto Garden.





DINING KITCHEN

18'10 x 9'9 (5.74m x 2.97m)

having attractive range of fitted units including base units, drawers and wall cupboards with under lighting, matching work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, breakfast bar, built in double oven, ceramic hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, wood effect flooring, inset LED lighting, tv aerial point and two upvc double glazed windows to front.





FIRST FLOOR LANDING

having central heating radiator, access to the roof space and upvc double glazed window with obscure glass to side.

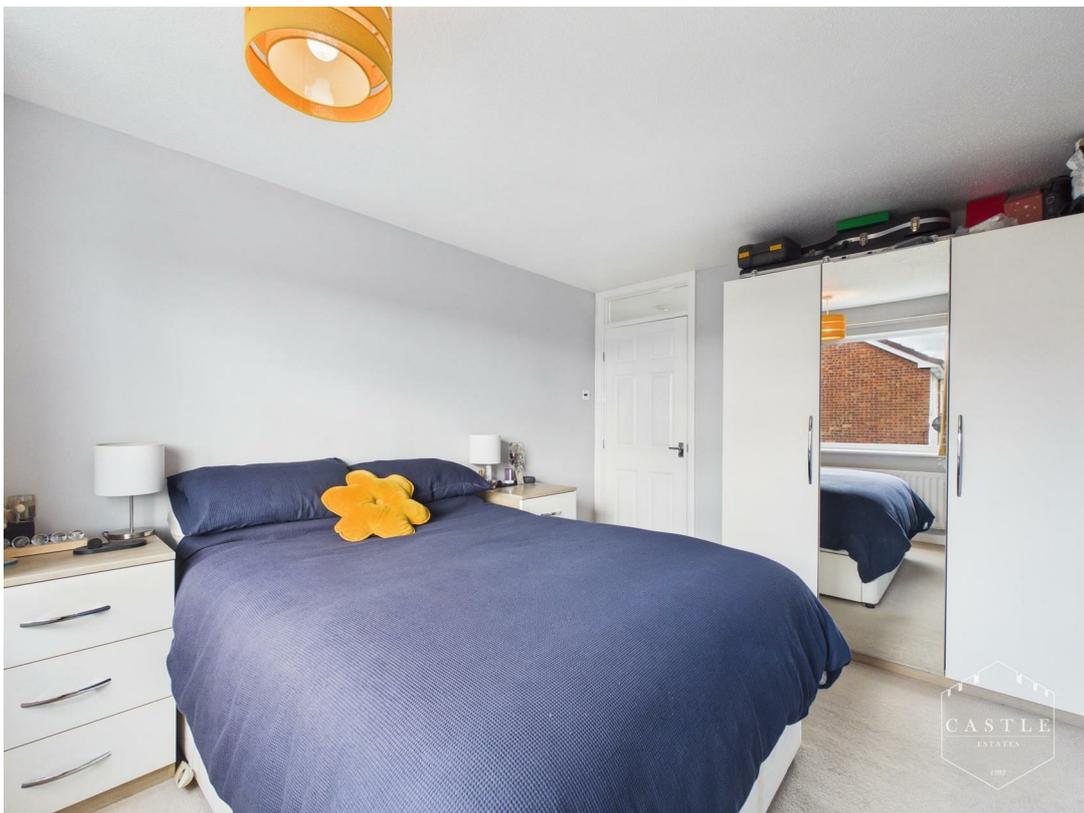


BEDROOM ONE

12 x 9'6 (3.66m x 2.90m)

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





BEDROOM TWO

10' x 9 (3.05m x 2.74m)

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





BEDROOM THREE

9'10 x 9'8 (3.00m x 2.95m)

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





BEDROOM FOUR

8'9 x 6'11 (2.67m x 2.11m)

having central heating radiator, built in storage cupboard and upvc double glazed window to front.





FAMILY BATHROOM

6'2 x 5'5 (1.88m x 1.65m)

having white suite including panelled bath with shower over and glass screen, low level w.c, pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, upvc double glazed window with obscure glass to side.



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for numerous cars leading to GARAGE (18'9 x 8'5) with up and over door, power, light, window to rear and side personal door to garden. A lawned foregarden. A fully enclosed rear garden with patio area, lawn, outside lighting and power (32amp) and well fenced boundaries. The property benefits from solar panels which are owned by the Vendor.







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>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Approximate total area⁽¹⁾
1188 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
