CASTLE ESTATES

1982

A STUNNING AND VERY IMPRESSIVE FIVE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A MOST SOUGHT AFTER BURBAGE LOCATION



26 LYCHGATE CLOSE
BURBAGE LE10 2ES

Offers In The Region Of £625,000

- Impressive Entrance Hall With Guest Cloakroom
- Attractive Lounge
- Separate Dining Room
- Contemporary Fitted Breakfast Kitchen
- Utility Room
- Master Bedroom With Ensuite
- Four Further Good Sized Bedrooms
- Family Bathroom
- Ample Off Road Parking & Double Garage
- Sizeable Well Tended Gardens

CASTLE ESTATES 1982

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** VIEWING ESSENTIAL ** This stunning detached family residence stands on a good sized plot with ample off road parking, double garage and well tended private gardens. Viewing is essential to fully appreciate its spacious accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts impressive hall with guest cloakroom off, attractive lounge, separate dining room, contemporary fitted Shaker style breakfast kitchen with matching utility room. To the first floor there is a master bedroom with ensuite, four further good sized bedrooms and a luxury family bathroom.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

16'3 x 6 (4.95m x 1.83m)
having composite front door with feature leaded light obscure window, wood effect flooring and central heating radiator. Feature staircase with glass panelling, oak balustrades and useful under stairs storage.





GUEST CLOAKROOM

5'4 x 3'11 (1.63m x 1.19m)
having low level w.c., wash hand basin, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass.



LOUNGE

18 x 10'11 (5.49m x 3.33m)

having upvc double glazed bay window to front. feature stone fireplace with inset fire, two central heating radiators, tv aerial point, coved ceiling and wall light points. Double doors opening onto Dining Room.





DINING ROOM

11 x 10'7 (3.35m x 3.23m)
having coved ceiling, central heating radiator and French doors opening onto Garden.





BREAKFAST KITCHEN - Kitchen Area

11'11 x 9'3 (3.63m x 2.82m)

having an attractive range of contemporary Shaker style 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, integrated dishwasher, integrated fridge freezer, built in wine cooler, inset LED lighting, coved ceiling, upvc double glazed window to side and upvc double glazed window to rear.







BREAKFAST KITCHEN - Breakfast Area

11 x 9'5 (3.35m x 2.87m)
having feature stone effect textured tiled wall, designer central heating radiator, inset LED lighting, coved ceiling and upvc double glazed French doors opening onto Garden.





UTILITY ROOM

7'10 x 4'10 (2.39m x 1.47m)

having range of matching units and work surfaces with upstand, inset sink with mixer tap, space and plumbing for washing machine, central heating radiator and upvc double glazed door to Garden.



FIRST FLOOR LANDING

having feature glass panelling with oak balustrades, access to the roof space and upvc double glazed window to front.





MASTER BEDROOM

12'4 x 11 (3.76m x 3.35m)
having central heating radiator and upvc double glazed window to front.





ENSUITE SHOWER ROOM

having fully tiled shower cubicle with shower over, low level w.c., pedestal wash hand basin, heated towel rail, inset LED lighting.



BEDROOM TWO

11 x 10'9 (3.35m x 3.28m)

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



BEDROOM THREE

12'2 x 8'3 (3.71m x 2.51m)

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





BEDROOM FOUR

14'4 x 7'10 (4.37m x 2.39m)
having central heating radiator and upvc double glazed window to rear.



BEDROOM FIVE

8'9 x 8'8 (2.67m x 2.64m)
having central heating radiator and upvc double glazed window to front.



FAMILY BATHROOM

9'3 x 6'9 (2.82m x 2.06m)

having panelled bath, pedestal wash hand basin, low level w.c., separate shower cubicle with shower over, fully tiled walls, chrome heated towel rail, inset LED lighting and upvc double glazed window with obscure glass.





OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking leading to DOUBLE GARAGE (17'1 x 17'1) with separate up and over doors, power and light. A lawned foregarden with hedged front boundary. Pedestrian access to a sizeable, private rear garden with patio and seating areas, lawn, mature trees and shrubs, well fenced and walled boundaries.













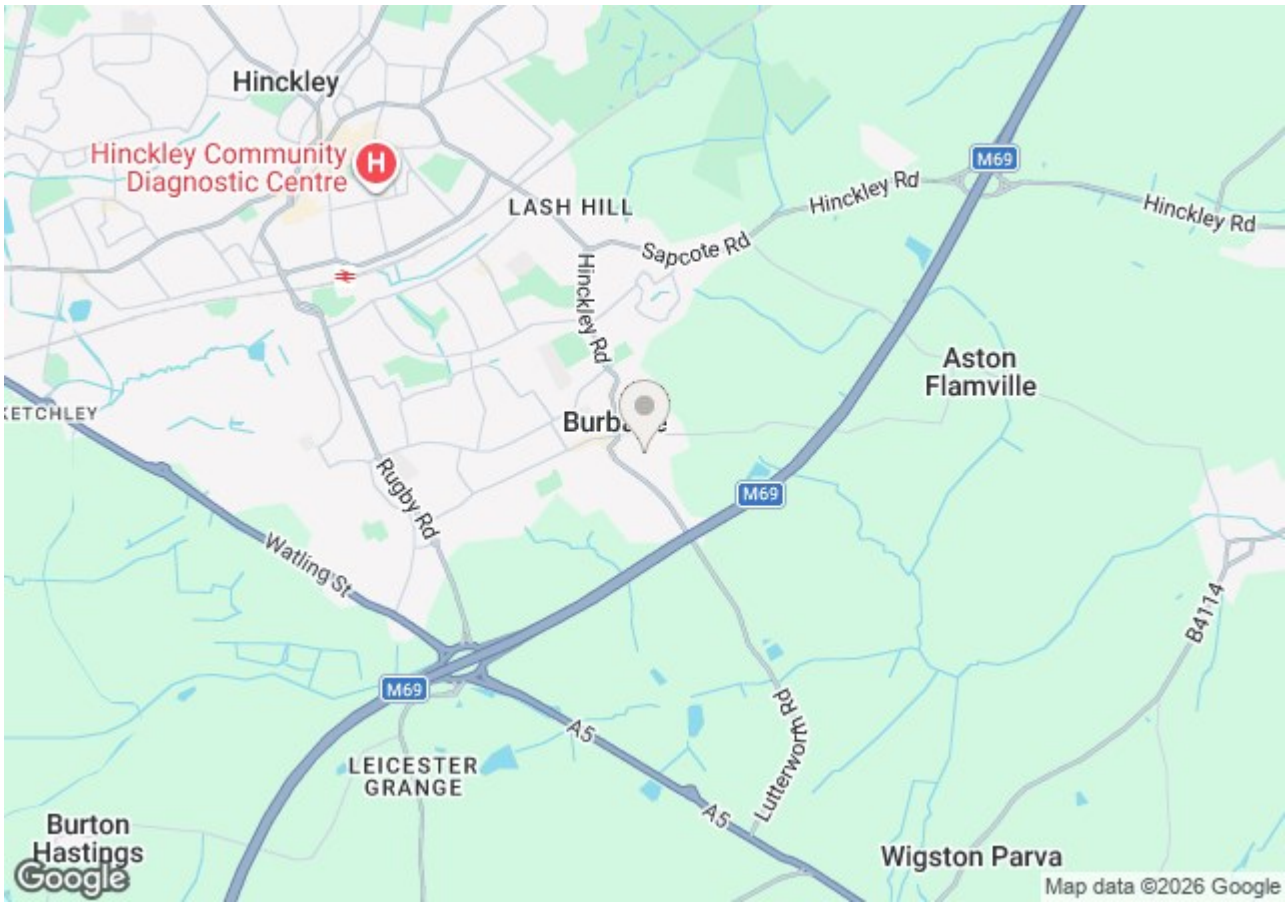

WELCOME

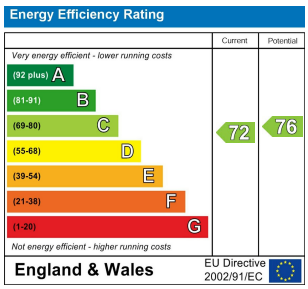
Energy Efficiency Rating

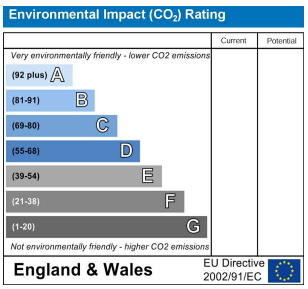
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_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	









Floor 0



Floor 1



Approximate total area(1)

1749 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