

# CASTLE ESTATES

1982

**A SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED CORNER PLOT SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION**



**9 TILTON ROAD  
BURBAGE LE10 2SE**  
**Offers Over £400,000**

- Impressive Hall
- Contemporary Dining Kitchen
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Well Tended Lawned Rear Garden
- Attractive Lounge To Front
- Utility Room & Separate W.C.
- Three Further Bedrooms
- Ample Off Road Parking & Garage
- VIEWING ESSENTIAL



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**\*\* VIEWING HIGHLY RECOMMENDED \*\*** This well presented and much improved detached family residence must be viewed internally to fully appreciate its wealth of quality fixtures and fittings.

The accommodation boasts entrance hall, attractive lounge to front, contemporary fitted dining kitchen opening onto rear garden, separate w.c. and utility room. To the first floor there is a master bedroom with ensuite, three further bedrooms and a family bathroom. The property stands on a corner plot with ample off road parking, garage and a well tended rear garden.

It is located a popular residential area, close to local shops. Burbage village centre is approximately half a mile away with its larger more comprehensive amenities. Commuting via the A5/M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

18'3 x 5'9 (5.56m x 1.75m )

having upvc double glazed front door and side windows with obscure glass, inset LED lighting, wood effect flooring and central heating radiator. Staircase to First Floor Landing.



## LOUNGE

13'10 x 11'9 (4.22m x 3.58m )

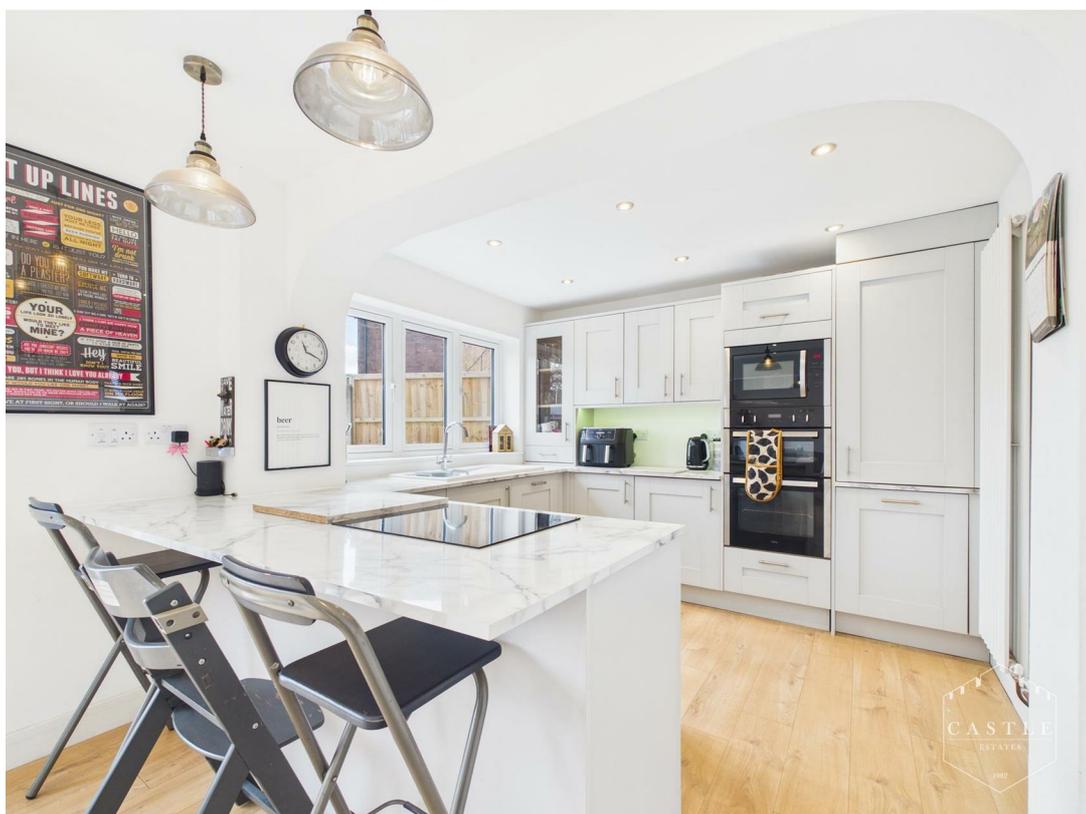
having upvc double glazed window to front, feature fireplace with inset fire, tv aerial point, wall light points, inset LED lighting and central heating radiator. Double doors opening onto Dining Kitchen.



## DINING KITCHEN

26'7 x 9'7 (8.10m x 2.92m )

having an attractive range of contemporary Shaker style units including base units, drawers and wall cupboards, quartz work surfaces and upstands, inset sink with mixer tap, breakfast bar, built in double oven and microwave, ceramic hob, integrated dishwasher, central heating radiator, under stairs storage cupboard, wood effect flooring, inset LED lighting and upvc double glazed window to rear and bi-fold doors opening onto Rear Garden.







**SEPARATE W.C.**

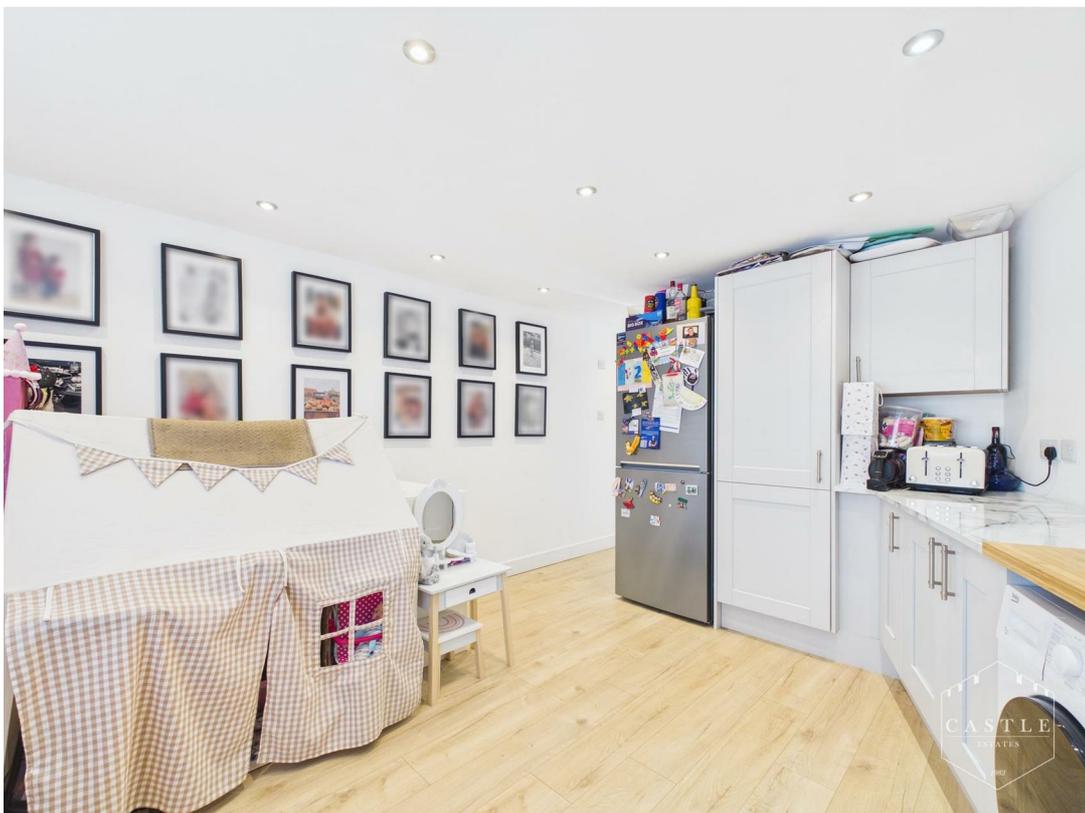
having integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail and wood effect flooring.



## UTILITY ROOM

14'4 x 13'9 (4.37m x 4.19m )

having range of matching units, work surfaces and upstands, space and plumbing for washing machine, space for upright fridge freezer, wood effect flooring, central heating radiator, inset LED lighting and upvc double glazed window to front.



**FIRST FLOOR LANDING**

10'4 x 6'4 (3.15m x 1.93m )  
having spindle balustrading.



## MASTER BEDROOM

11 x 10'11 (3.35m x 3.33m)

having built in double wardrobe, access to the roof space, central heating radiator and upvc double glazed window to front. Door to Ensuite Shower Room.

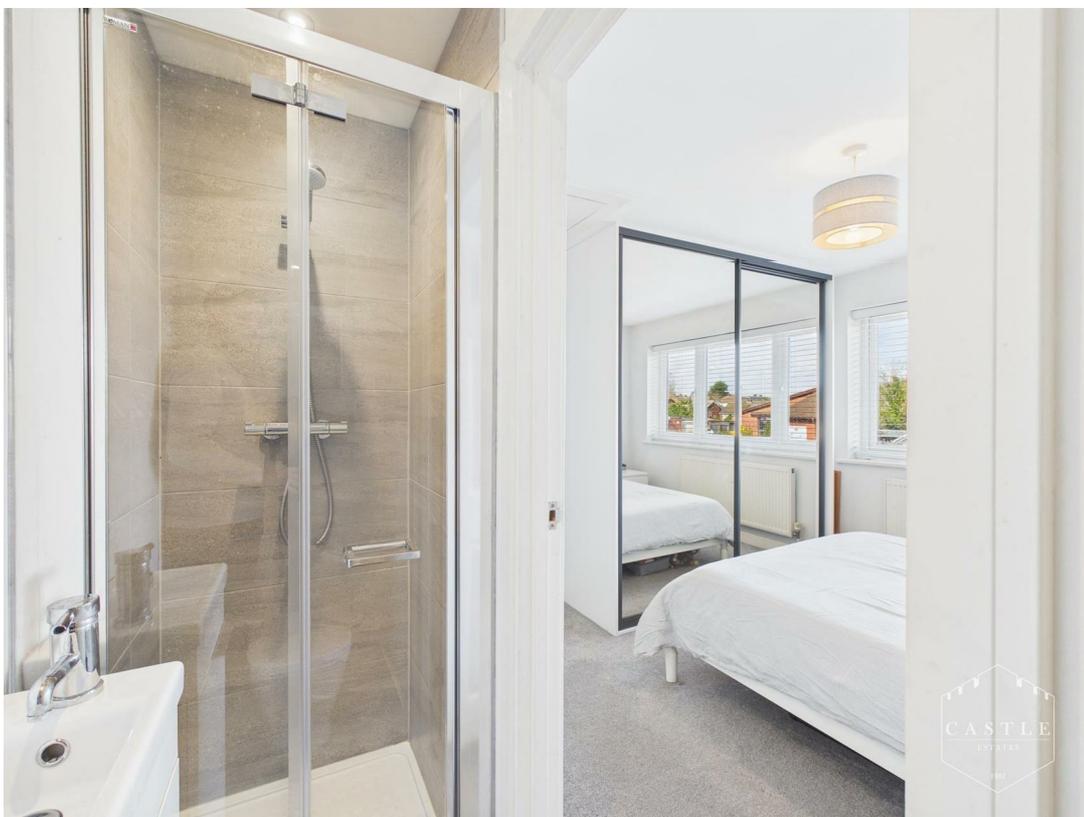




### ENSUITE SHOWER ROOM

7'8 x 2'6 (2.34m x 0.76m )

having shower cubicle, low level w.c., vanity unit with wash hand basin, extractor fan and wood effect flooring.





## BEDROOM TWO

10'3 x 8'9 (3.12m x 2.67m )

having built in double wardrobe, central heating radiator and upvc double glazed window to rear.





**BEDROOM THREE**

10'4 x 7'6 (3.15m x 2.29m )

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



## BEDROOM FOUR

7'11 x 7 (2.41m x 2.13m )

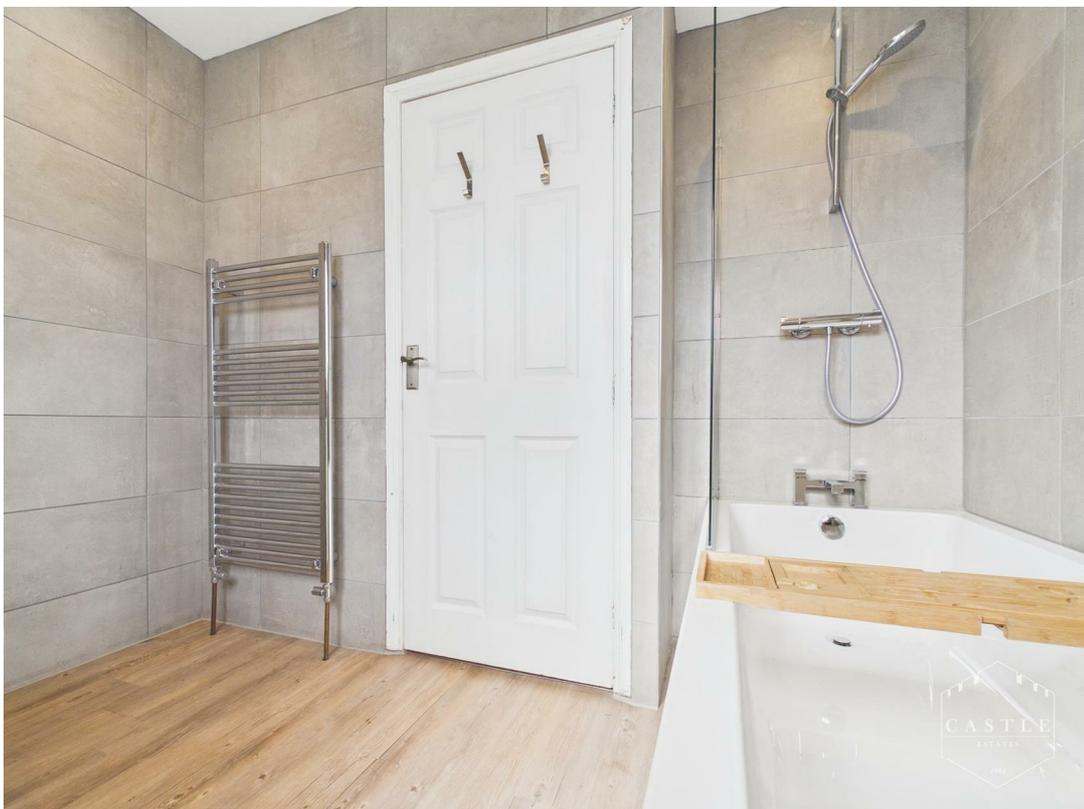
having central heating radiator and upvc double glazed window to front.



## BATHROOM

9'2 x 5'5 (2.79m x 1.65m )

having panelled bath with shower over and glass screen, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled walls, wood effect flooring, chrome heated towel rail, inset LED lighting and upvc double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access over a pebbled driveway with standing for several cars leading to GARAGE (19'1 x 7'8) A fully enclosed rear garden with patio area, lawn, well fenced boundaries and outside lighting.



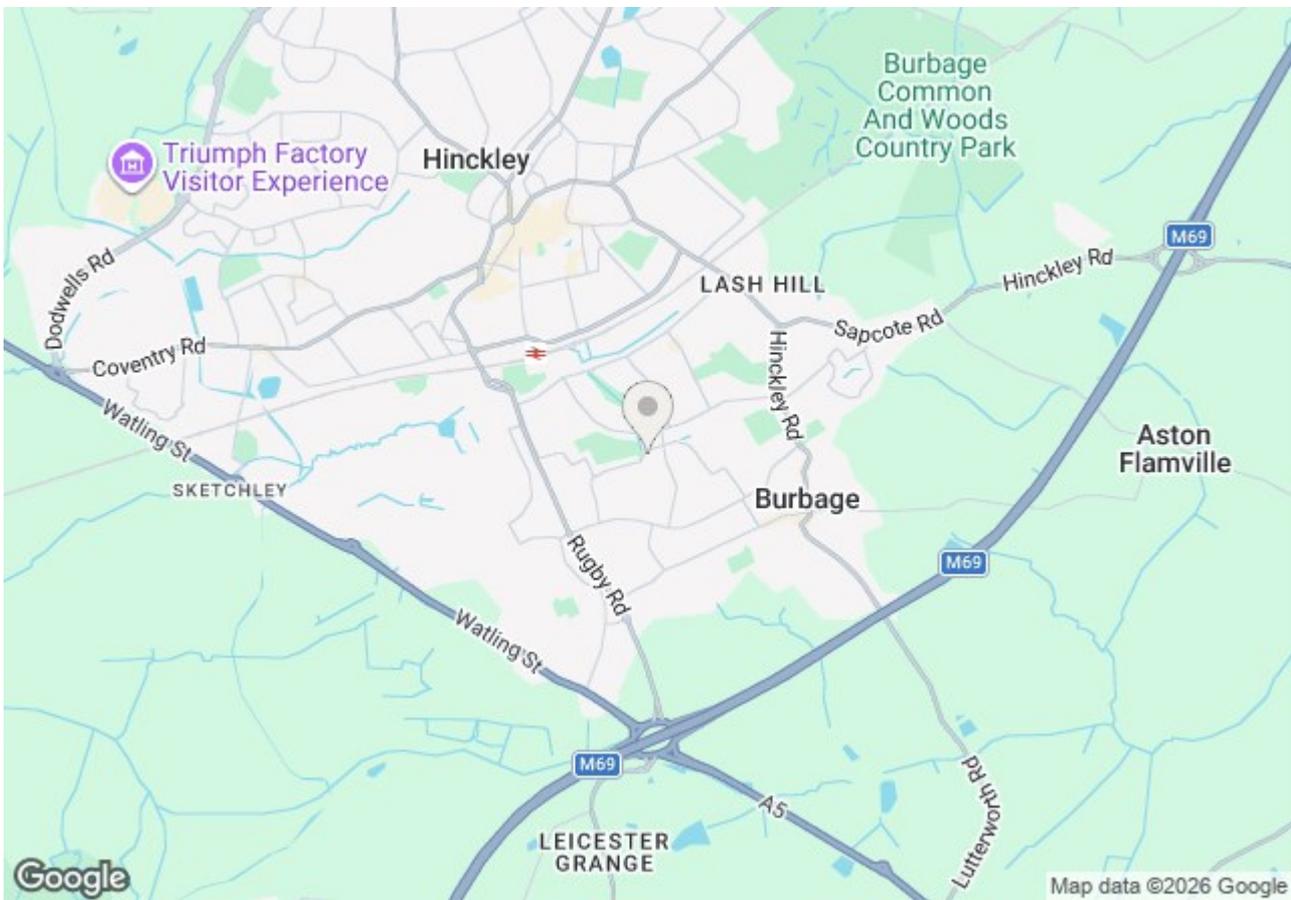


### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1340 ft<sup>2</sup>

(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

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