

CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A SOUGHT AFTER BURBAGE RESIDENTIAL LOCATION



**3 ALDRIDGE ROAD
BURBAGE LE10 2LH**

Price £585,000

- Sought after location
- Sizeable mature private gardens
- Rear lobby & guest cloakroom
- Sun room & snug/family room
- Master bedroom with ensuite
- Ample off road parking
- Well fitted kitchen
- Spacious lounge & separate dining room
- Family bathroom
- Three further good sized bedrooms



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**** VIEWING ESSENTIAL **** This spacious and well appointed detached family residence must be viewed to fully appreciate its size of plot, accommodation, wealth of quality fixtures and fittings.

The accommodation enjoys entrance hall, spacious lounge opening onto dining room, snug and sun room, well fitted kitchen with rear lobby and guest cloakroom off. To the first floor there is a master bedroom with ensuite, three good sized bedrooms and a family bathroom. Outside the property has parking for numerous cars leading to a garage, workshop and utility room, sizeable private gardens front and rear.

It is situated in a sought after prominent non estate Burbage location surrounded by similar quality properties. It is ideally placed for persons wishing to commute via the A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas. Both Burbage and Hinckley centres are within easy distance with their range of shops, schools and amenities.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

11'1 x 4'9 (3.38m x 1.45m)

having upvc double glazed front door with coloured leaded lights and side windows, two central heating radiators and coved ceiling. Feature 'dog leg' staircase leading to First Floor Landing.



LOUNGE

17 x 12'4 (5.18m x 3.76m)

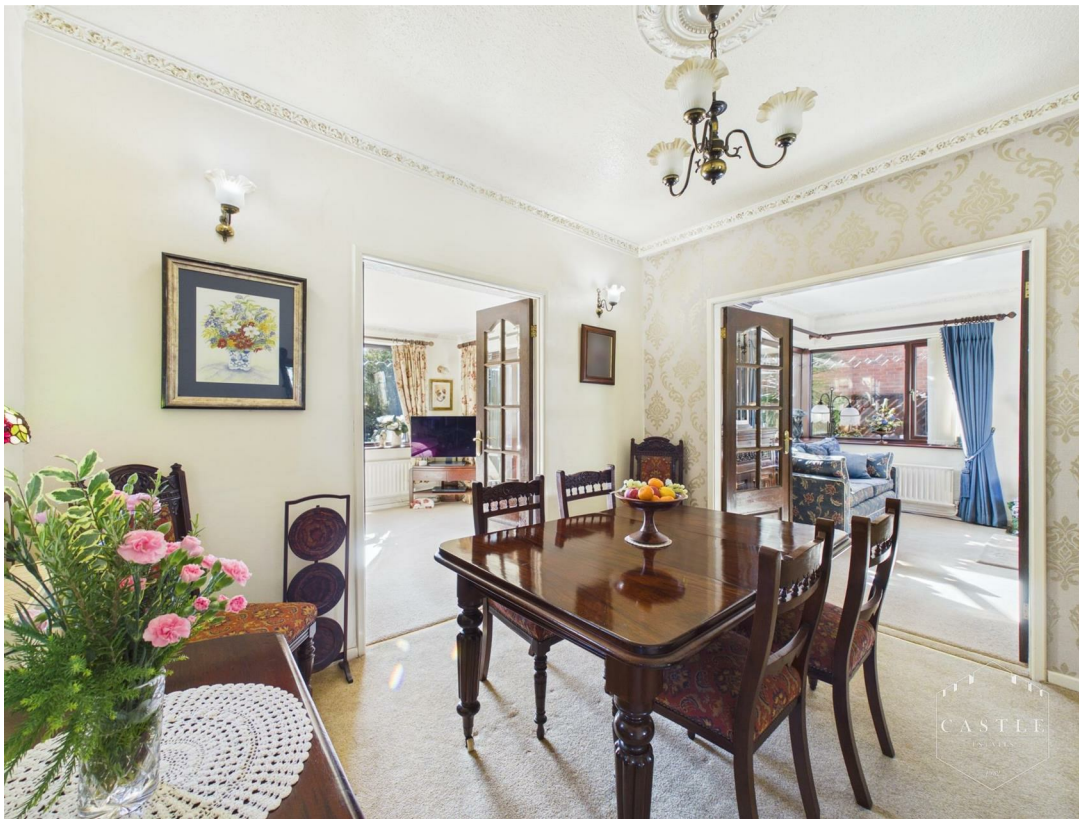
having feature carved wood fireplace with inset fire, decorative tiled back and hearth, two central heating radiators, wall light point, ornate coved ceiling and ceiling rose, tv aerial point, upvc double glazed windows to front, side and rear. Double doors opening onto Dining Room.



DINING ROOM

10'11 x 9 (3.33m x 2.74m)

having central heating radiator, wall light points, ornate coved ceiling and ceiling rose. Double doors opening onto Snug.



SNUG

10 x 9'11 (3.05m x 3.02m)

having central heating radiator, tv aerial point, ornate coved ceiling and upvc double glazed window to rear. Upvc double glazed doors opening onto Sun Room.



SUN ROOM

11'9 x 9'9 (3.58m x 2.97m)

having feature lantern roof with inset LED lighting, upvc double glazed windows and double doors opening onto Garden.



KITCHEN

13'3 x 9'6 (4.04m x 2.90m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting quartz work surfaces and inset sink with mixer tap and rinser bowl, ceramic tiled splashbacks, matching breakfast bar, space for rangemaster style cooker with extractor hood over, integrated dishwasher, built in microwave, central heating radiator, inset LED lighting, upvc double glazed windows to front and rear.





REAR LOBBY

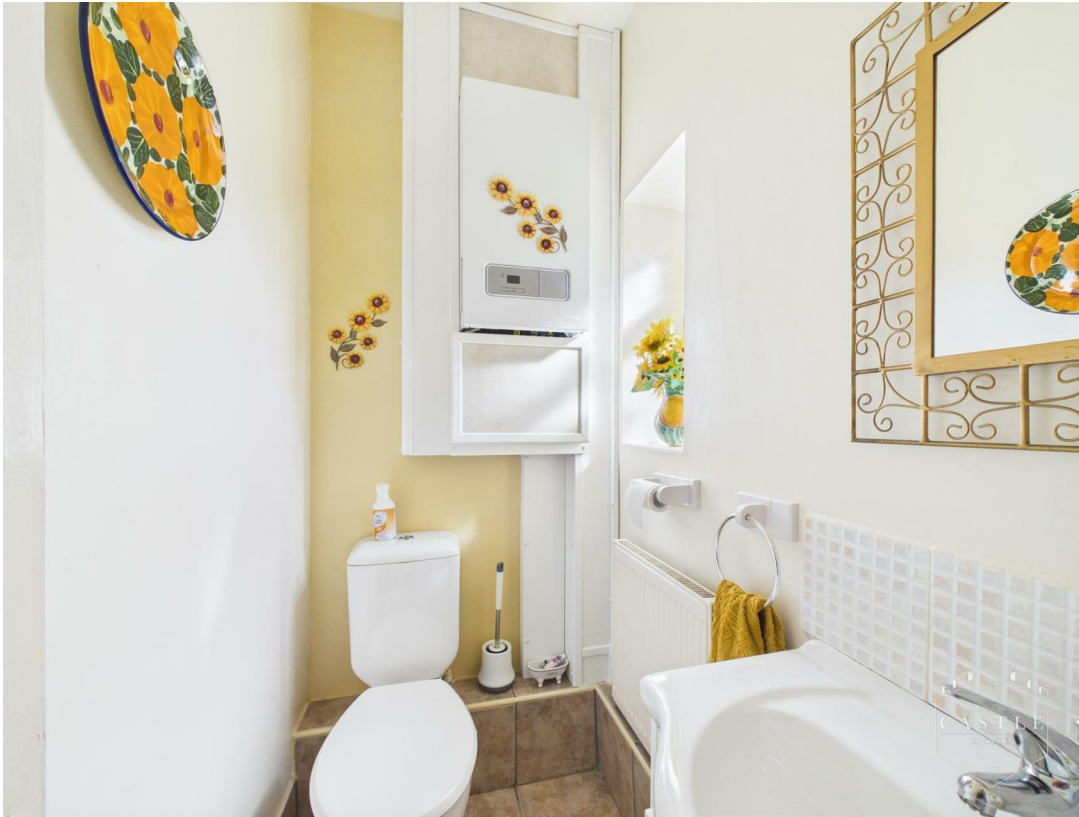
5'6 x 2'11 (1.68m x 0.89m)

having upvc double glazed door to garden.

GUEST CLOAKROOM

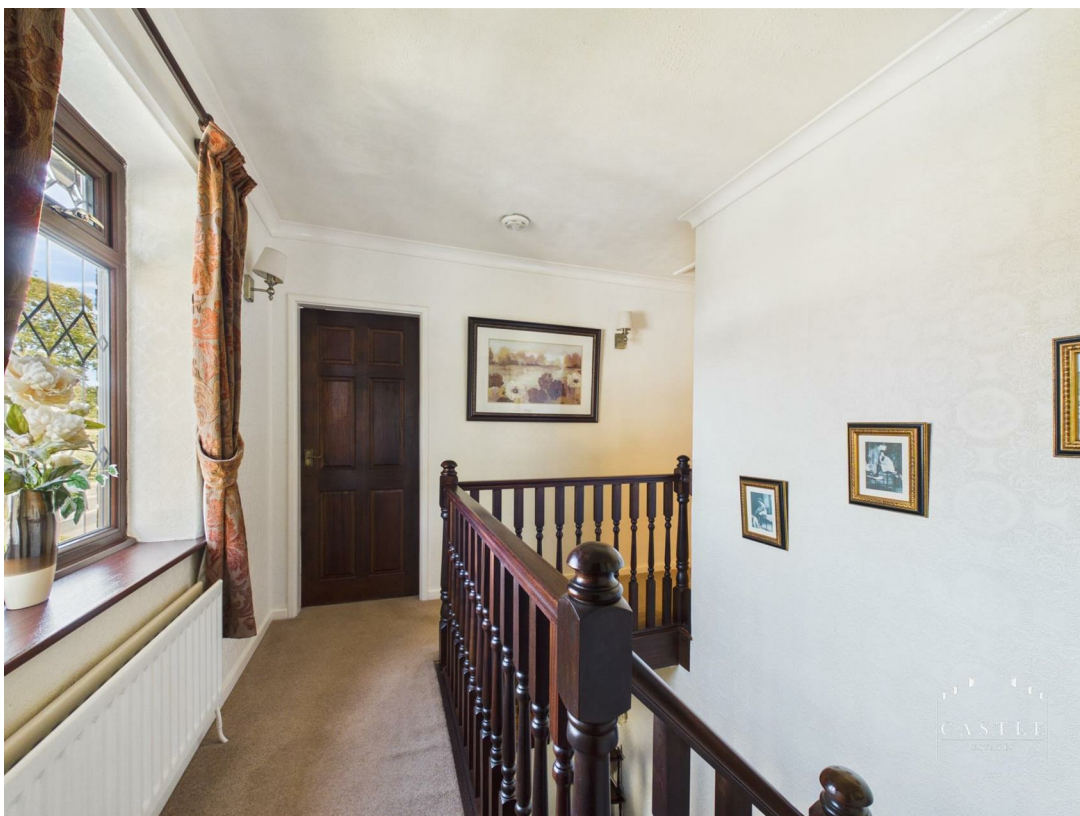
6 x 3'4 (1.83m x 1.02m)

having low level w.c., vanity unit with wash hand basin, wall mounted gas fired combi boiler for central heating and domestic hot water, central heating radiator and upvc double glazed window with obscure glass to rear.



FIRST FLOOR LANDING

having feature spindle balustrading, central heating radiator, coved ceiling and upvc double glazed window to front.



MASTER BEDROOM

10 x 9'11 (3.05m x 3.02m)

having built in wardrobes, central heating radiator, coved ceiling, two upvc double glazed windows to rear and side. Door to Ensuite.



ENSUITE SHOWER ROOM

6'2 x 4'6 (1.88m x 1.37m)

having shower cubicle, low level w.c., vanity unit with wash hand basin, chrome heated towel rail, ceramic tiled splashbacks, inset LED lighting and extractor fan.



BEDROOM TWO

12'2 x 9'9 (3.71m x 2.97m)

having range of fitted furniture including wardrobes, bedside cabinets and bridging unit over the bed, central heating radiator, coved ceiling and upvc double glazed window to rear.



BEDROOM THREE

11 x 9'7 (3.35m x 2.92m)

having range of fitted furniture including wardrobes and bridging unit over the bed, central heating radiator, coved ceiling, tv aerial point and upvc double glazed window to front.



BEDROOM FOUR

11'11 x 7'1 (3.63m x 2.16m)

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



BATHROOM

13'4 x 5'9 (4.06m x 1.75m)

having panelled bath, low level w.c., pedestal wash hand basin, built in storage cupboard, ceramic tiled splashbacks, central heating radiator and upvc double glazed window to rear.



OUTSIDE

There is direct vehicular access over a sizeable tarmac driveway with standing for numerous cars leading to garage, workshop and utility room. A lawned foregarden with wrought iron fenced front boundary and mature shrubs. Pedestrian access via both sides of the property to a fully enclosed private landscaped rear garden with feature seating areas, lawn, array of mature trees, shrubs and flower borders, hedged boundaries. Private and not overlooked.







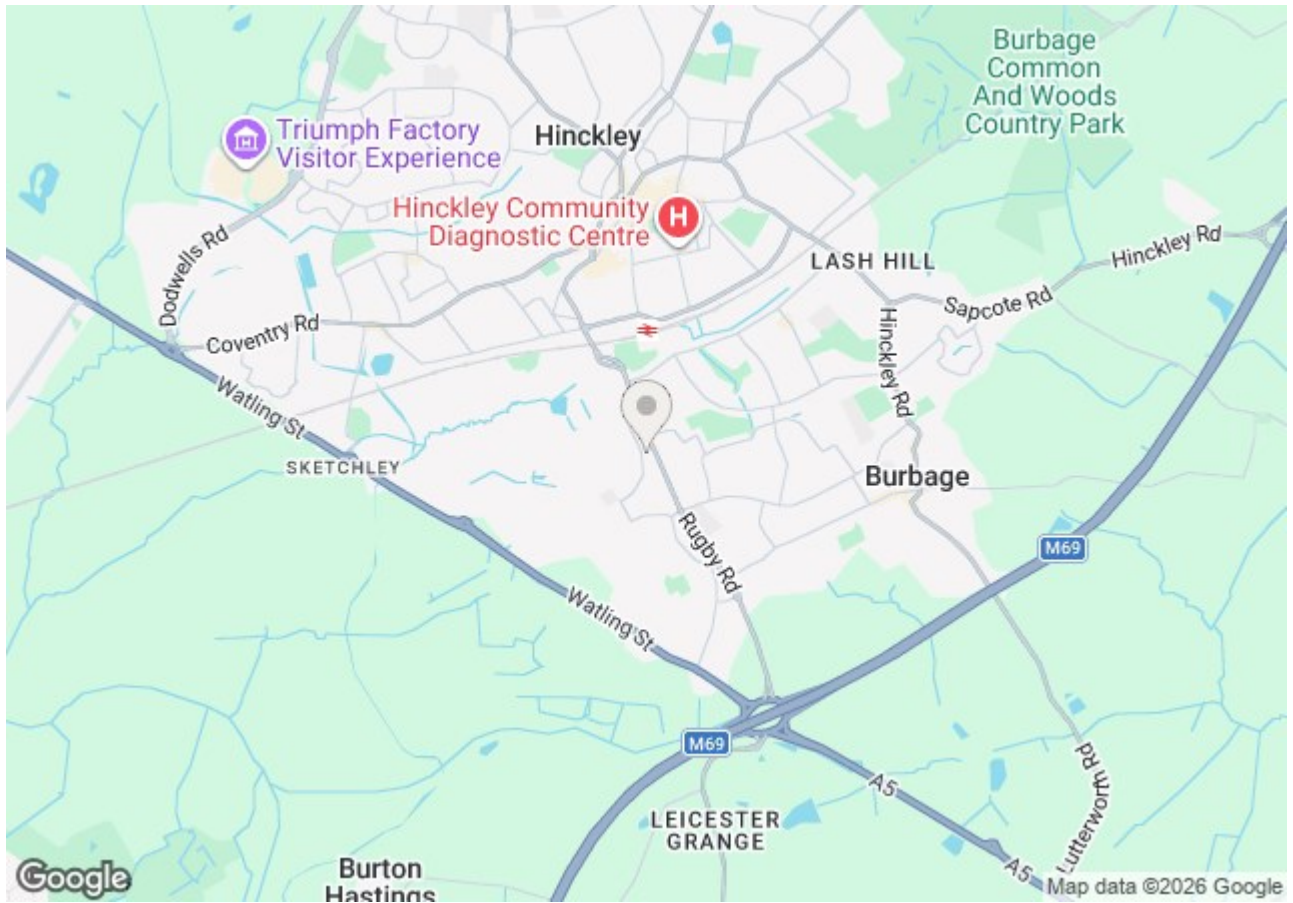


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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		
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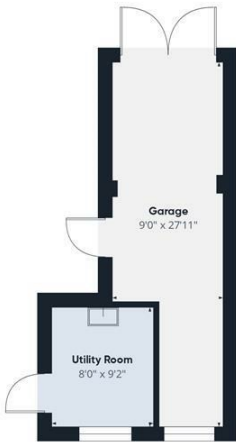
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(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1726 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.

GIRAFFE 360

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
