

# CASTLE ESTATES

1982

**A TRULY IMPRESSIVE, BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY BUNGALOW STANDING ON A SIZEABLE PLOT WITH SUPERB GARDEN ROOM SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



## **11 HAWTHORN CRESCENT BURBAGE LE10 2JP**

**Offers Over £550,000**

- Entrance Porch To Impressive Hall
- Superb Open Plan Living Kitchen
- Four Good Sized Bedrooms
- Useful Office/Study
- Sizeable Lawned Gardens
- Attractive Lounge
- Separate Utility Room
- Ensuite Shower Room & Family Bathroom
- Ample Off Road Parking & Double Garage
- Superb Garden Room



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Hawthorn Crescent, Burbage, this truly spacious and impressive detached bungalow offers a delightful blend of comfort and style. Viewing is essential to fully appreciate its size, wealth of highest quality fixtures and fittings.

The accommodation boasts entrance porch leading to an impressive hall, attractive lounge opening onto a superb open plan living kitchen, separate utility room and a useful office/study, master bedroom with ensuite shower room, three further good sized bedrooms and a contemporary fitted family bathroom.

Set on a sizeable mature plot, the property benefits from a lovely outdoor space with ample off road parking, double garage and well tended private gardens.

It is situated in a sought after location, ideally placed for those wishing to commute via the A5 and M69 junctions to further afield. Burbage village centre is approximately three quarters of a mile away with its shops, schools and amenities.

Don't miss the chance to make this impressive property your new home.

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

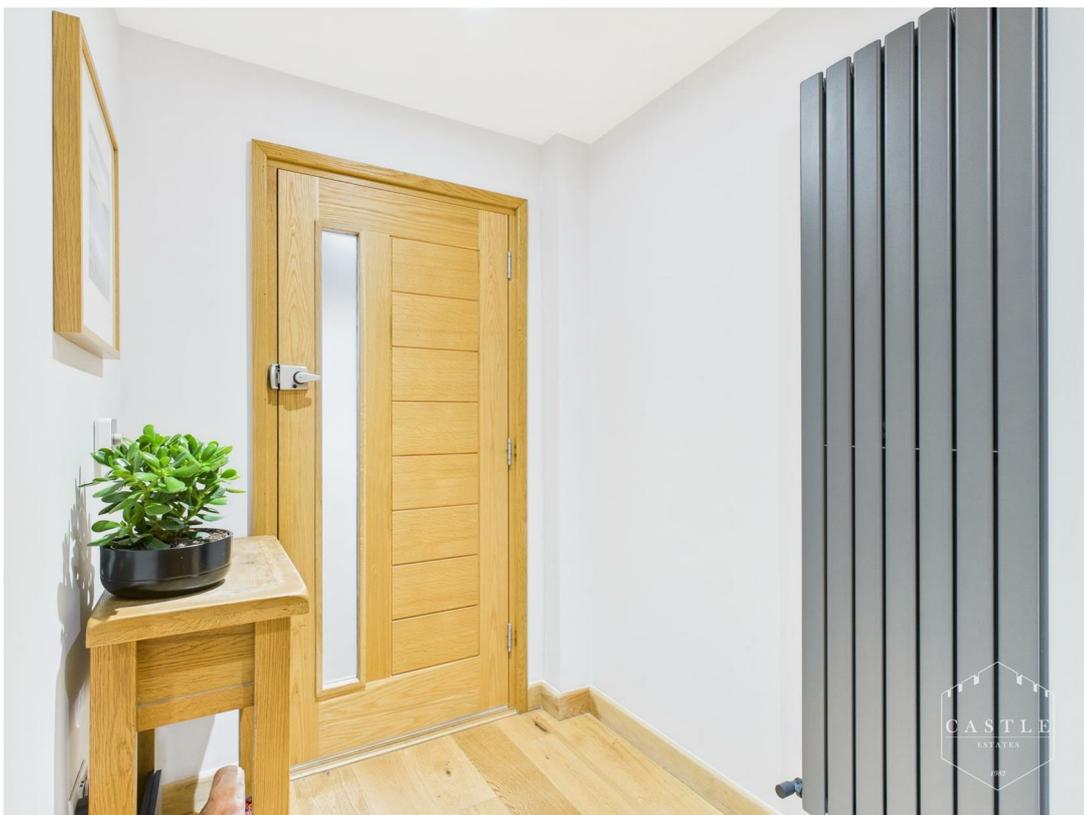
Hinckley and Bosworth Borough Council - Band E (Freehold).

### **ENTRANCE PORCH**

having composite front door with leaded lights and side window with obscure glass, wood effect flooring and door to Hall.

### **HALL**

having wood effect flooring, designer central heating radiator, access to the roof space and built in large storage cupboard. Oak doors to all principle rooms.





**LOUNGE**

21 x 11 (6.40m x 3.35m)

having feature log burning stove with beam over, bespoke inset shelving with lighting, designer central heating radiator and two upvc double glazed windows to rear (one with window seat). Square archway to Open Plan Living Kitchen.







## OPEN PLAN LIVING KITCHEN

22'6 x 15'4 (6.86m x 4.67m )

having an excellent range of Shaker style units including base units, drawers and wall cupboards, quartz work surfaces and splashbacks, inset sink with mixer tap, built in double oven, induction hob with cooker hood over, matching island unit with fitted cupboards and wine cooler, space for American style fridge freezer, inset LED lighting, sky lights, designer central heating radiator, wood effect flooring, two upvc double glazed windows to side and bi-fold doors opening onto rear garden.



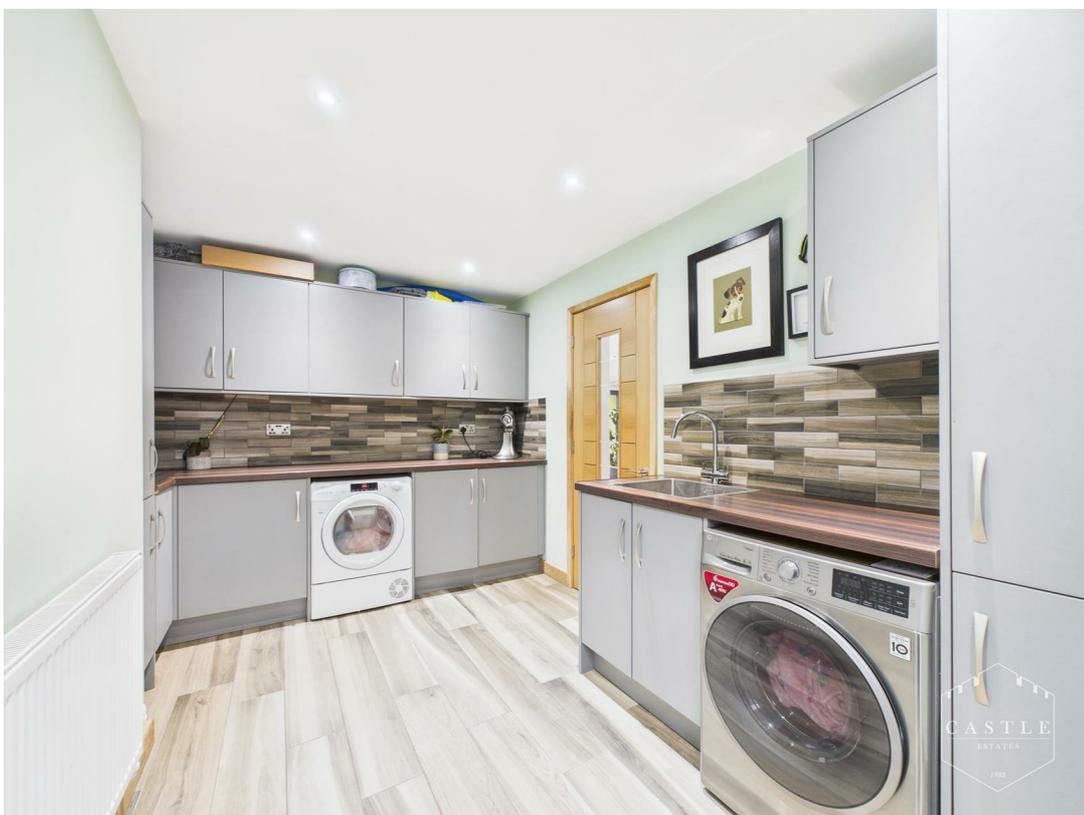




### UTILITY ROOM

12'7 x 7'4 (3.84m x 2.24m )

having an attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces and splashbacks, inset sink with mixer tap, space and plumbing for washing machine and tumble dryer, central heating radiator, inset LED lighting, wood effect flooring and upvc double glazed door to outside.



**OFFICE/STUDY**

8'10 x 5'4 (2.69m x 1.63m)

having range of fitted furniture and inset LED lighting.



**MASTER BEDROOM**

13'4 x 13'4 (4.06m x 4.06m )

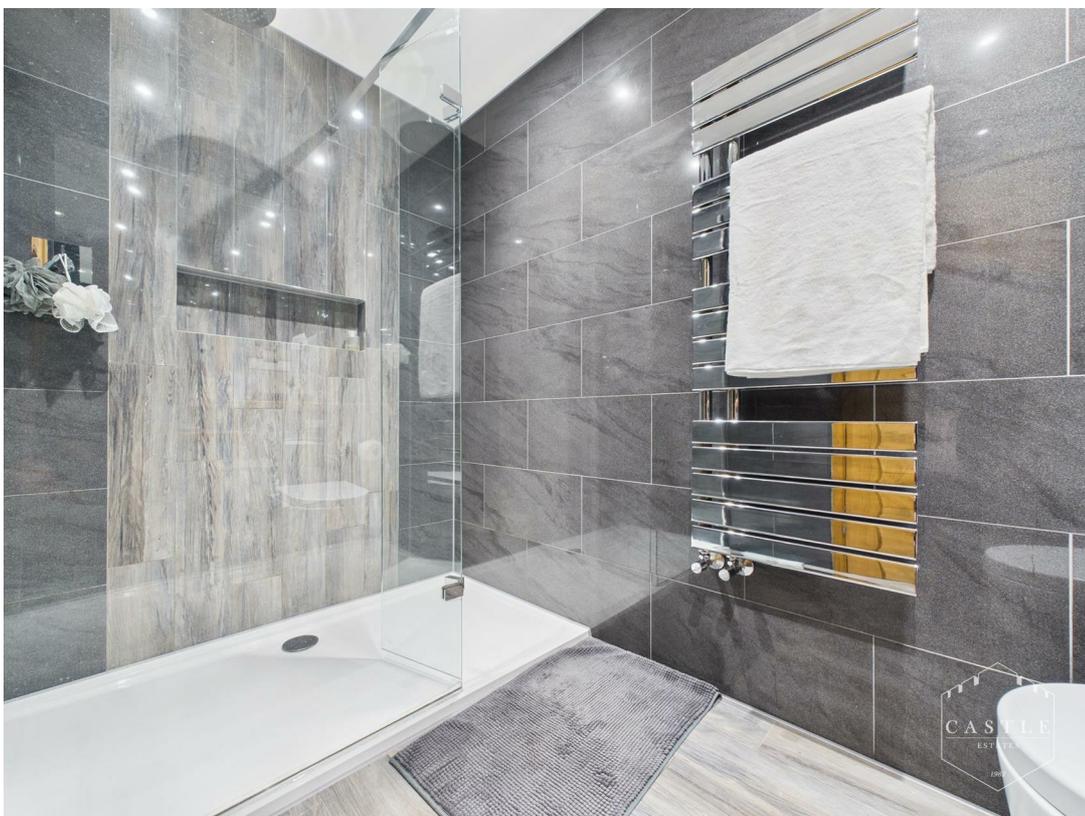
having upvc double glazed window to front, fitted wardrobes, wall mounted tv aerial point and designer central heating radiator. Door to Ensuite Shower Room.



## ENSUITE SHOWER ROOM

9'3 x 5'3 (2.82m x 1.60m )

having contemporary suite including double shower cubicle with rain shower over, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, inset LED lighting, inset LED lighting, fully tiled walls and flooring.



**BEDROOM TWO**

15'9 x 9'9 (4.80m x 2.97m)

having upvc double glazed window to rear, fitted desk with shelving above and central heating radiator.



### BEDROOM THREE

15'2 x 9'3 (4.62m x 2.82m )

having upvc double glazed window to rear, bespoke fitted cabin bed, central heating radiator and wood effect flooring. Upvc double glazed French doors opening onto Garden.



**BEDROOM FOUR**

11'10 x 9'9 (3.61m x 2.97m )

having upvc double glazed window to side, bespoke fitted cabin bed and central heating radiator.



## FAMILY BATHROOM

7'4 x 6'9 (2.24m x 2.06m )

having contemporary suite including panelled bath, integrated low level w.c., wash hand basin and vanity cabinets, fully tiled walls, inset lighting, chrome heated towel rail, inset LED lighting and starlight ceiling lights, wood effect flooring and upvc double glazed window with obscure glass.



**OUTSIDE**

There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to DOUBLE GARAGE (16'5 X 16') having electric door, power and light. Electric car charging point. A lawn and pebbled areas. Pedestrian access to a good sized private rear garden with patio area, lawn, children's play area, mature flower and shrub borders, outside lighting and well fenced boundaries.







## OUTSIDE - GARDEN ROOM

having wired internet, electric heating and ceiling speakers, fitted bar area, inset LED lighting, wood effect flooring, wall mounted tv aerial point and upvc double glazed sliding doors opening onto Garden.



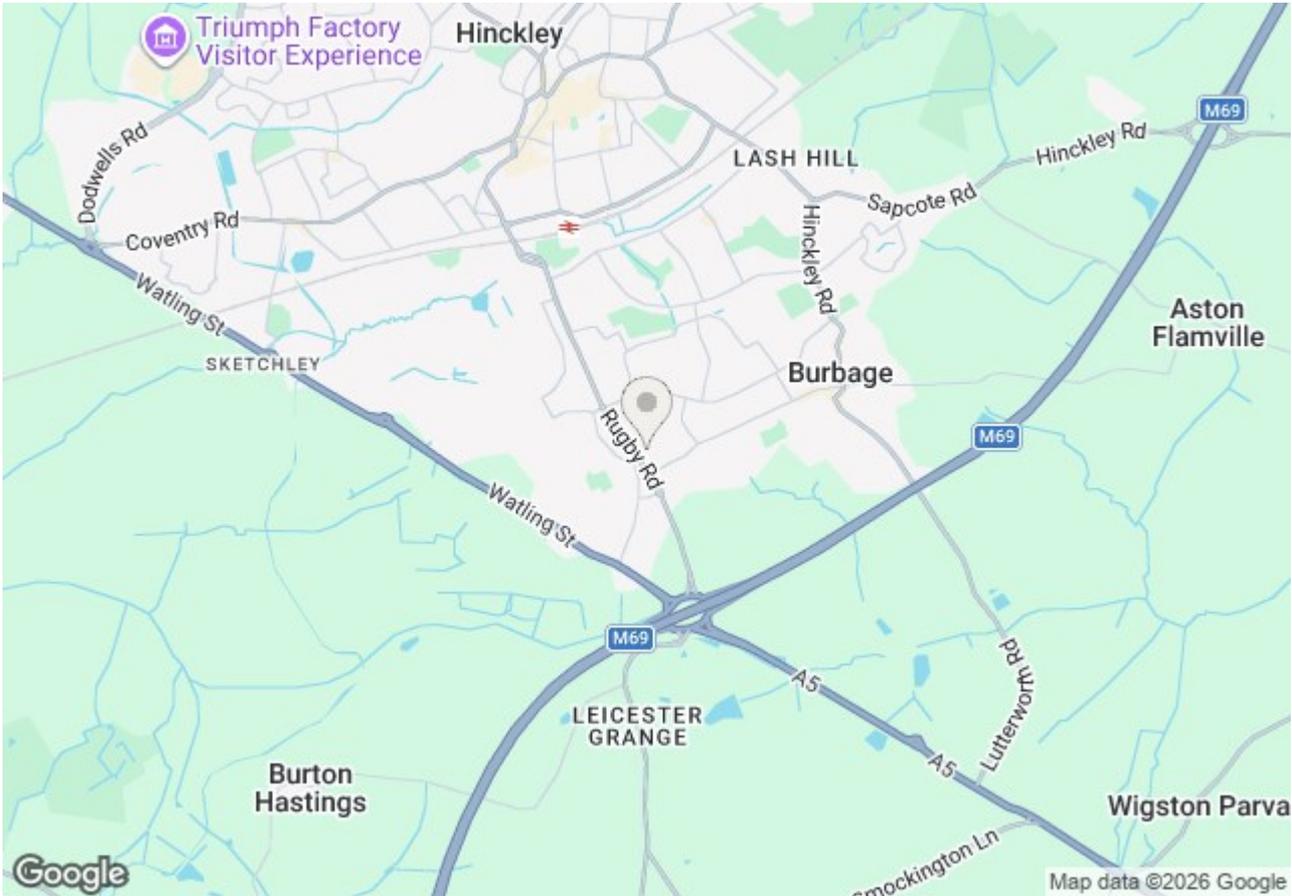


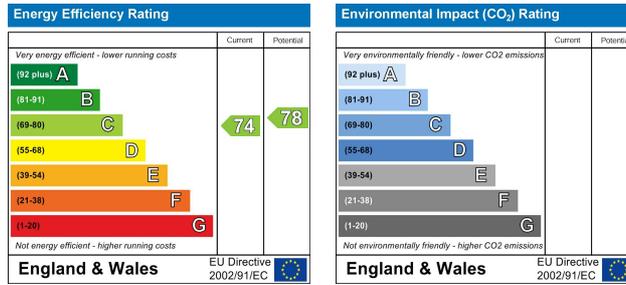
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</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		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
2180 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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