

CASTLE ESTATES

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**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED
DETACHED FAMILY BUNGALOW WITH PRIVATE WELL LANDSCAPED GARDENS
SITUATED IN A SOUGHT AFTER BURBAGE LOCATION**



**13 WINCHESTER DRIVE
BURBAGE LE10 2BA**

Guide Price £400,000

- Entrance Porch To Impressive Hall
- Well Fitted Breakfast Kitchen
- Two Further Good Sized Bedrooms
- Ample Off Road Parking
- Beautifully Landscaped Private Gardens
- Elegant Lounge With Inglenook Fireplace
- Master Bedroom With Ensuite
- Family Bathroom
- Carport & Brick Built Garage
- NO CHAIN



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rightmove

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley along London Road, past the Technical College and straight over both sets of traffic lights onto Burbage Road. Continue along here, following the road around to left onto Sapcote Road. You will see the turning for Winchester Drive on the right. This property is situated on the left hand side.

DESCRIPTION

This beautifully presented and much improved detached bungalow must be viewed to fully appreciate its spacious accommodation, wealth of attractive and quality fixtures and fittings.

The accommodation boasts of an entrance porch leading to an impressive hall, attractive elegant lounge with feature inglenook fireplace, well fitted breakfast kitchen, master bedroom with ensuite shower room, two further good sized bedrooms and a family bathroom. Outside the property has ample off road parking over a block paved driveway leading to a carport and detached garage. The gardens are a particular feature being well landscaped and private. Rear south facing aspect.

It is situated in a popular residential location convenient for local shops, schools and amenities. It is also well placed for commuting via the A5/M69 making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

ENTRANCE PORCH

5'6" x 4'3" (1.7m x 1.3m)
leading to Hall.

HALL

20'4" x 5'6" (6.2m x 1.7m)
having central heating radiator, dado rail, plaster coved ceiling, wall light points, feature side window and double doors opening onto Lounge.



HALL



HALL



LOUNGE

16'4" x 13'9" (5m x 4.2m)

having feature inglenook fireplace with living flame gas fire, wooden beam over, display niches and tv recess, plaster coved ceiling, two central heating radiators, inset ceiling lighting. Large upvc double glazed French doors opening onto the private rear garden.



LOUNGE



BREAKFAST KITCHEN

17'0" x 10'9" (5.2m x 3.3m)

having an attractive range of light wood effect units including ample base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in double oven, gas hob with extractor hood over, breakfast bar with feature brickwork beneath, space for fridge freezer, space and plumbing for washing machine, dishwasher as fitted, central heating radiator, storage cupboard and wood effect flooring.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



MASTER BEDROOM

13'9" x 9'10" (4.2m x 3m)

having fitted furniture including wardrobes with bridging unit over the bed, tv aerial point, central heating radiator, plaster coved ceiling and ceiling rose.



MASTER BEDROOM



ENSUITE SHOWER ROOM

7'2" x 5'6" (2.2m x 1.7m)

having modern white suite including large walk in shower cubicle (1.5m x 0.7m), integrated low level w.c., wash hand basin and vanity cabinets, white chrome ladder style heated towel rail and ceramic tiled splashbacks.



BEDROOM TWO

13'9" x 11'9" (4.2m x 3.6m)

having central heating radiator, tv aerial point, fitted furniture including wardrobes, two sets of drawers and bedside tables.



BEDROOM THREE

11'9" x 7'2" (3.6m x 2.2m)

having central heating radiator, tv aerial point and access to the roof space.



BATHROOM

9'2" x 6'10" (2.8m x 2.1m)

having white suite including panellled bath with shower attachment, low level w.c., vanity unit with wash hand basin, fully tiled walls, chrome heated towel rail, cupboard housing the gas fired boiler for central heating and domestic hot water.



BATHROOM



OUTSIDE

There is direct vehicular access over a block paved driveway with standing for ample off road parking leading to CARPORT with wooden doors and GARAGE (6.1m x 2.3m) with power, light, space and plumbing for washing machine. A fully enclosed, private and well landscaped rear garden with raised block paved and stone chipped patio area. Steps down to a lawned area with mature borders, flowers and trees, hedged and fenced boundaries. Garden shed. The rear garden is private with a south facing aspect.



OUTSIDE



OUTSIDE



OUTSIDE



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(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

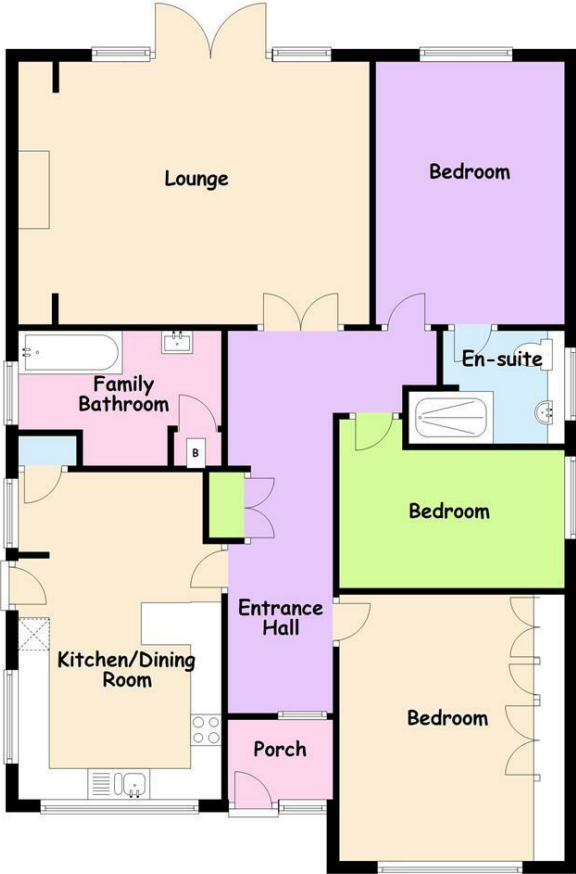
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	67	80

Ground Floor

Approx. 108.5 sq. metres (1167.8 sq. feet)



Total area: approx. 108.5 sq. metres (1167.8 sq. feet)

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 12.00 pm
