

CASTLE ESTATES

1982

AN IMPRESSIVE AND BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH DETACHED GARAGE AND LANDSCAPED GARDENS SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION



**2 KENSINGTON AVENUE
BURBAGE LE10 3JE**

Offers In The Region Of £525,000

- Impressive Hall With Guest Cloakroom
- Attractive Lounge
- Contemporary Fitted Breakfast Kitchen & Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Detached Garage
- Useful Study
- Sun Room
- Master Bedroom With Ensuite Shower Room
- Family Bathroom
- Landscaped Gardens



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This impressive and beautifully presented detached family residence must be viewed to fully appreciate its wealth of quality fixtures and fittings.

The accommodation boasts impressive hall with guest cloakroom off, useful study, good sized lounge opening onto sun room, well fitted contemporary dining kitchen and utility room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has parking, detached garage and landscaped gardens.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

12'3 x 12'11 (3.73m x 3.94m)

having composite front door, central heating radiator and built in storage cupboard. Feature 'dog leg' staircase to First Floor Landing.





GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



STUDY

9'2 x 9'1 (2.79m x 2.77m)

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



LOUNGE

16'5 x 12'2 (5.00m x 3.71m)

having central heating radiator, tv aerial point, upvc double glazed bay window to side, further upvc double glazed window to side and French doors opening onto Sun Room.



SUN ROOM

10'8 x 6'4 (3.25m x 1.93m)

having wall light point, upvc double glazed windows and French doors opening onto Rear Garden.



DINING KITCHEN

22'6 x 13'4 (6.86m x 4.06m)

having contemporary range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in double oven, gas hob with cooker hood over, integrated fridge freezer, integrated dishwasher, central heating radiator, inset LED lighting, upvc double glazed bay window to front and French doors opening onto Rear Garden.







UTILITY ROOM

6'5 x 5'3 (1.96m x 1.60m)

FIRST FLOOR LANDING

14'9 x 3'8 (4.50m x 1.12m)

having central heating radiator and access to the roof space.



MASTER BEDROOM

15 x 12'2 (4.57m x 3.71m)

having central heating radiator and two upvc double glazed windows. Door to Ensuite Shower Room.

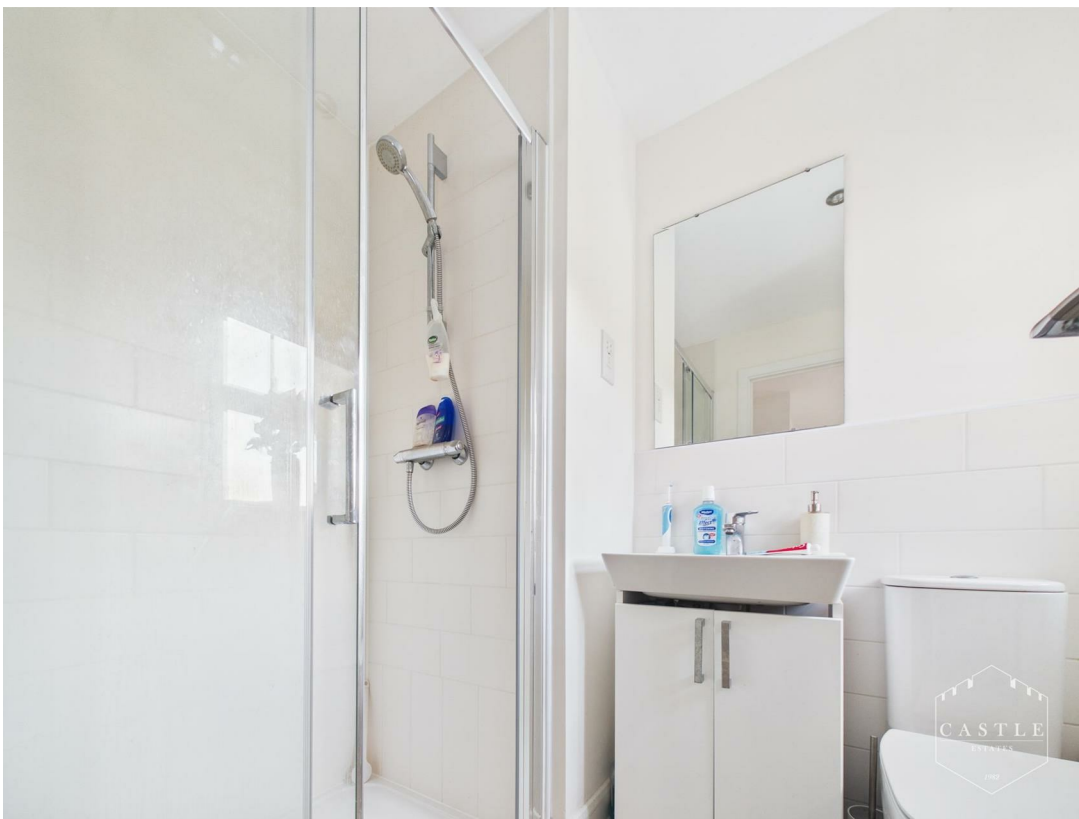




ENSUITE SHOWER ROOM

6'9 x 5'5 (2.06m x 1.65m)

having shower cubicle, vanity unit with wash hand basin, low level w.c., white heated towel rail, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



BEDROOM TWO

14'5 x 9'2 (4.39m x 2.79m)

having central heating radiator and two upvc double glazed windows.



BEDROOM THREE

11'4 x 10'8 (3.45m x 3.25m)

having central heating radiator and upvc double glazed window.



BEDROOM FOUR

13'4 x 8'10 (4.06m x 2.69m)

having central heating radiator and upvc double glazed window.



FAMILY BATHROOM

having panelled bath, separate shower cubicle, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, white heated towel rail and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for car leading to GARAGE (20'6 X 10'9) with up and over door, power and light. A hedged foregarden with mature trees, shrubs and path to front door. Pedestrian access to a landscaped rear garden with an array shrubs, flowers and mature trees, garden pond, lawn, well fenced boundaries and patio area.





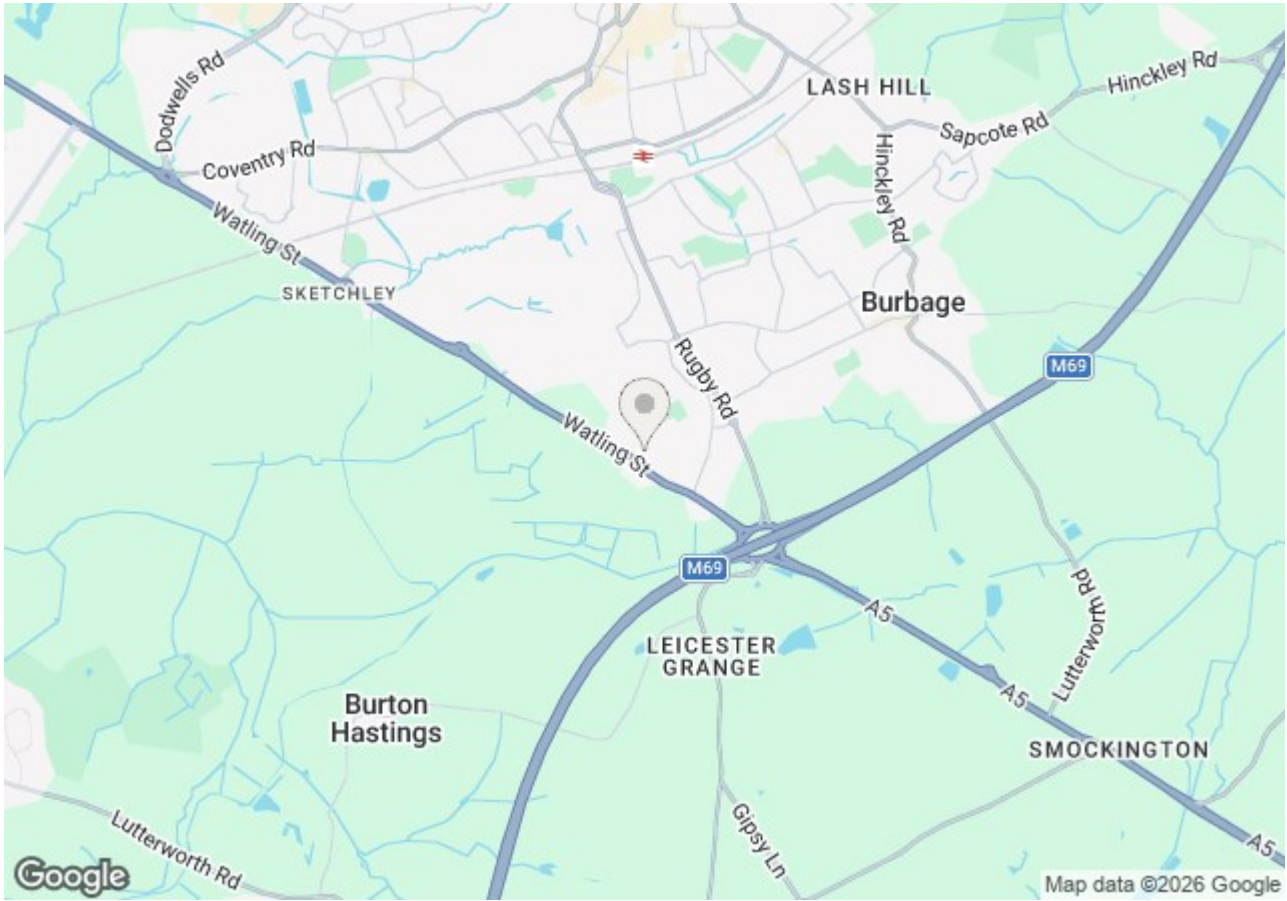


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(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	

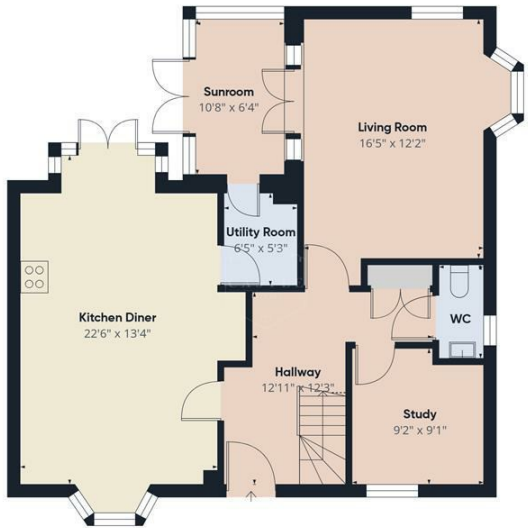
Environmental Impact (CO₂) Rating

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Very environmentally friendly - lower CO ₂ emissions		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1790 ft²
Reduced headroom
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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
