CASTLE ESTATES

1982

A RECENTLY FULLY REFURBISHED AND MUCH IMPROVED THREE BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PRIVATE PLOT SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION



23 HALL ROAD
BURBAGE LE10 2LU

Price £425,000

- Entrance Porch To Hall
- Newly Fitted Contemporary Kitchen & Utility
- Newly Fitted Family Bathroom
- Private Well Tended Gardens
- NO CHAIN
- Spacious Lounge/Dining Room
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Sought After Residential Location
- VIEWING ESSENTIAL

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112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** REFURBISHED THROUGHOUT & MUCH IMPROVED ** This recently refurbished detached bungalow must be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts entrance porch leading to hall, dual aspect lounge/dining room, superb newly fitted contemporary kitchen and matching utility, three good sized bedrooms and a newly fitted family bathroom. The property stands on a good sized plot with ample off road parking for numerous cars leading to garage, sizeable lawned gardens front and rear.

It is situated in a sought after non estate Burbage location, convenient for both Burbage and Hinckley centres with their shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield excellent.

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

having composite front door with feature leaded lights and upvc double glazed side windows with obscure glass. Wooden inner door leading to Hall.

HALL

having central heating radiator and newly fitted carpet.





LOUNGE/DINING ROOM

19'10 x 10'6 (6.05m x 3.20m)
having upvc double glazed windows to all aspects, newly fitted carpet, two central heating radiators and marble plinth to fireplace.




CASTLE

KITCHEN

11'11 x 9'9 (3.63m x 2.97m)

having excellent range of contemporary newly fitted units including base units, drawers and wall cupboards, Quartz work surfaces and upstands with inset Belfast sink, built in oven, ceramic hob with cooker hood over, integrated fridge freezer, integrated dishwasher, designer central heating radiator, inset LED lighting, upvc double glazed window to rear and upvc double glazed door to Garden.









UTILITY ROOM

6'9 x 4'7 (2.06m x 1.40m)

having matching fitted base unit, work surface, upstands and inset sink, space and plumbing for washing machine, inset LED lighting and two upvc double glazed windows with obscure glass.



BEDROOM ONE

12'10 x 10'11 (3.91m x 3.33m)
having range of fitted wardrobes, two central heating radiators, newly fitted carpet and upvc double glazed window to front.





BEDROOM TWO

12'10 x 9'10 (3.91m x 3.00m)
having central heating radiator, newly fitted carpet and upvc double glazed window to side.





BEDROOM THREE

9'11 x 7'10 (3.02m x 2.39m)

having central heating radiator, newly fitted carpet and upvc double glazed window to rear.



BATHROOM

8'10 x 6'10 (2.69m x 2.08m)

having newly fitted suite including panelled bath with rain and handheld shower, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, white heated towel rail, inset LED lighting and upvc double glazed window with obscure glass to side.





OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for numerous cars leading to Garage (14'2 x 8'8) with up and over door, power and light. A lawned foregarden with walled front boundary. Pedestrian access to a good sized private rear garden with porcelain patio area, lawn and well fenced boundaries.











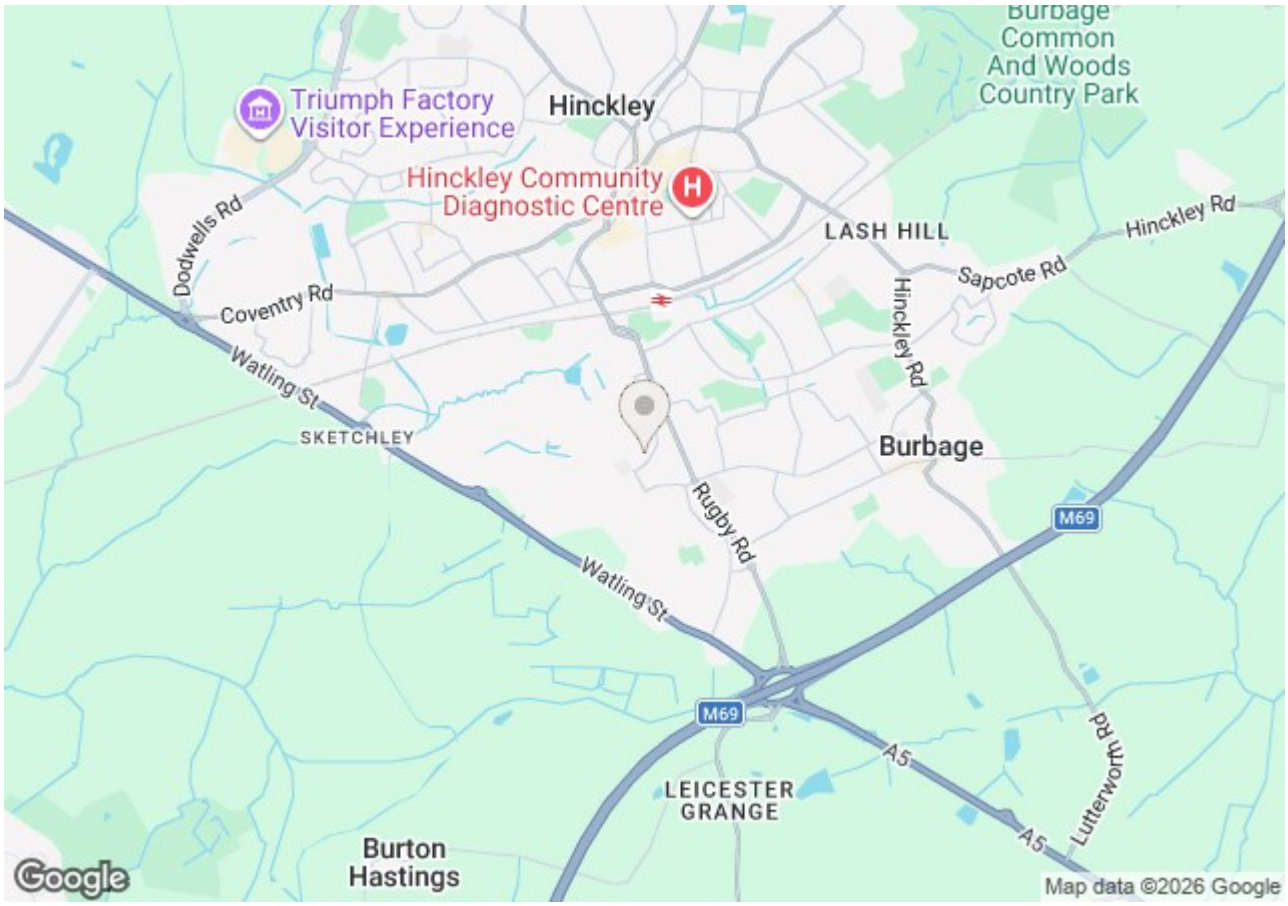

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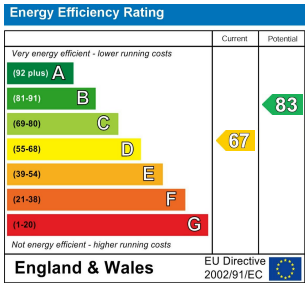
Energy Efficiency Rating

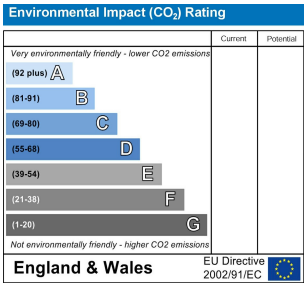
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Garage
8'8" x 14'2"
Bedroom
10'11" x 12'10"
Bedroom
12'10" x 9'10"
Bathroom
6'10" x 8'10"
Bedroom
9'11" x 7'10"
Hallway
9'11" x 8'11"
Hallway
5'4" x 7'11"
Porch
6'1" x 3'1"
Kitchen
11'11" x 9'9"
Utility Room
4'7" x 6'9"
Lounge/Dining Room
10'6" x 19'10"
N
W
E
S
Approximate total area(1)
1136 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.
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