

CASTLE ESTATES

1982

A RARE OPPORTUNITY TO PURCHASE ONE OF SIX BRAND NEW FOUR BEDROOMED DETACHED FAMILY RESIDENCES SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION ADJACENT TO OPEN COUNTRYSIDE



PLOT 2 (REAR OF 131) LUTTERWORTH ROAD BURBAGE LE10 2DL

Price £450,000

- Entrance Hall
- Contemporary Fitted Kitchen
- Three Further Good Sized Bedrooms
- Ample Off Road Parking
- Gardens Front & Rear
- Lounge With Bi-Fold Doors Opening Onto Rear Garden
- Master Bedroom With Ensuite
- Family Bathroom
- Garage



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VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Burbage along Lutterworth Road and you will see these properties on the left hand side, just before leaving the village down a private driveway.

DESCRIPTION

A rare opportunity to purchase one of six detached family residences currently under construction by local builders of repute J. M. Knapp Limited.

The accommodation includes an entrance hall, lounge with bi-fold doors opening onto the rear garden, contemporary fitted kitchen (choices available if purchased early). To the first floor there is a master bedroom with ensuite shower room, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking leading to a large garage with electric roller door, gardens front and rear.

More specifically the gas fired centrally heated (underfloor to ground floor) and upvc double glazed accommodation comprises:

PLEASE NOTE

These particulars were taken whilst the property was under construction, therefore, produced in good faith. Any critical requirements and measurements should be checked on site before entering into a contract to purchase.

ENTRANCE HALL

22'3" x 5'10" (6.8m x 1.8m)

having composite double glazed front door and side window.



KITCHEN

25'7" x 8'2" (7.8m x 2.5m)

having upvc double glazed bay window to the front and upvc double glazed window to rear.

LOUNGE

21'3" x 9'10" (6.5m x 3m)

having triple bi-fold doors opening onto the private rear garden.



FIRST FLOOR LANDING

BATHROOM

8'2" x 5'10" (2.5m x 1.8m)

having panelled bath, pedestal wash hand basin and low level w.c.



MASTER BEDROOM

19'8" x 8'2" (6m x 2.5m)

having built in wardrobe, upvc double glazed windows to side and front.



ENSUITE SHOWER ROOM

6'6" x 4'11" (2m x 1.5m)

having shower cubicle, pedestal wash hand basin and low level w.c.



BEDROOM TWO

13'1" x 9'10" (4m x 3m)

having upvc double glazed window to the front.



BEDROOM THREE

8'10" x 8'2" (2.7m x 2.5m)



BEDROOM FOUR

13'1" max - 9'10" min x 9'10" (4m max - 3m min x 3m)
having twin aspect double glazed roof lights.




OUTSIDE

There is direct access over a driveway leading to Garage. Gardens front and rear.





OUTSIDE - REAR ELEVATION


Energy Efficiency Rating

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

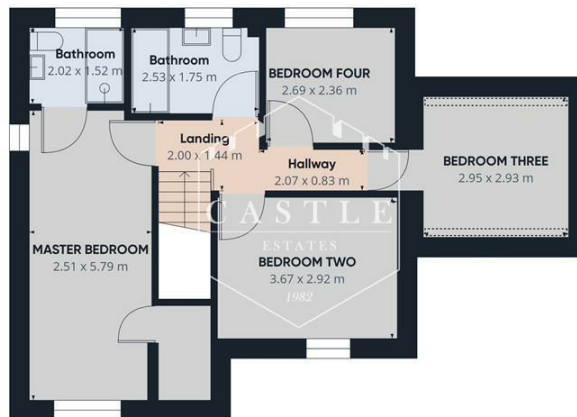
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
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(81-91) B		
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Floor 0



Floor 1

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
