CASTLE ESTATES

1982

A VERY STYLISH AND BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER BURBAGE LOCATION



33A SAPCOTE ROAD
BURBAGE LE10 2AS

Price £425,000

- Impressive Hall With Guest Cloakroom
- Attractive Lounge
- Separate Dining/Family Room
- Spacious Breakfast Kitchen
- Separate Utility Room
- Master Bedroom With Ensuite Shower Room
- Three Further Good Sized Bedrooms
- Modern Family Bathroom
- Ample Off Road Parking
- Well Tended Lawned Rear Garden

CASTLE ESTATES 1982

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

A very stylish detached family residence enjoying many attractive features. Viewing is essential to fully appreciate its spacious accommodation, wealth of quality fixtures and fittings.

The accommodation boasts impressive hall with guest cloakroom off, attractive lounge, separate dining/family room, contemporary fitted breakfast kitchen and separate 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 ample off road parking and well tended gardens front and rear.

It is situated in a sought after Burbage location convenient for the village centre and its amenities. Burbage Common and Woods are also close by. 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 E (Freehold).

ENTRANCE HALL

10'9 x 7'4 (3.28m x 2.24m)
having composite front door, upvc double glazed window, central heating radiator and inset LED lighting. Feature 'dog leg' staircase to First Floor Landing with useful storage beneath.





GUEST CLOAKROOM

having low level w.c., wash hand basin, chrome heated towel rail and upvc double glazed window with obscure glass.



LOUNGE

16'4 x 10'10 (4.98m x 3.30m)

having upvc double glazed window to front, feature panelled wall, central heating radiator, inset LED lighting, wall recess for fireplace and tv with aerial point.





FAMILY ROOM

16'10 x 8'3 (5.13m x 2.51m)

having upvc double glazed window to front, built in storage cupboards housing the boiler, central heating radiator, inset LED lighting, wall mounted tv, aerial point and wood effect flooring.





BREAKFAST KITCHEN

22'3 x 10'7 (6.78m x 3.23m)

having range of contemporary gloss units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset sink with mixer tap and rinser bowl, built in oven, ceramic hob with cooker hood over, integrated fridge freezer, integrated dishwasher, central heating radiator, inset LED lighting, upvc double glazed window and French doors opening onto rear garden.







UTILITY ROOM

6'4 x 5'1 (1.93m x 1.55m)

having fly over work surface with base unit, space and plumbing for washing machine and tumble dryer beneath, stainless steel sink with mixer tap, double wall cupboard, central heating radiator, inset LED lighting, upvc double glazed window and door opening onto rear garden.



FIRST FLOOR LANDING

having feature spindle balustrading, large built in storage cupboard, central heating radiator, access to the roof space and upvc double glazed window to front.



MASTER BEDROOM

12'10 x 11'6 (3.91m x 3.51m)

having central heating radiator, tv aerial point and upvc double glazed window to rear. Door to ensuite.





ENSUITE SHOWER ROOM

7'1 x 5'4 (2.16m x 1.63m)

having shower cubicle, pedestal wash hand basin, low level w.c., chrome heated towel rail, ceramic tiled splashbacks, shaver point, inset LED lighting and upvc double glazed window with obscure glass to side.

BEDROOM TWO

12'6 x 9'1 (3.81m x 2.77m)

having range of fitted wardrobes, central heating radiator and upvc double glazed window to front.



BEDROOM THREE

10'9 x 9'5 (3.28m x 2.87m)

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



BEDROOM FOUR

9'4 x 8'11 (2.84m x 2.72m)

having range of fitted wardrobes, central heating radiator and upvc double glazed window to front.



BATHROOM

7'2 x 6'9 (2.18m x 2.06m)

having panelled bath, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting, extractor fan, shaver point and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access to a good sized private block paved driveway with standing for several cars. Lawned foregarden with mature shrubs and hedged front boundary. Pedestrian access to a well tended garden with patio area, lawn, seating area, useful lean-to for storage, and walled boundaries.







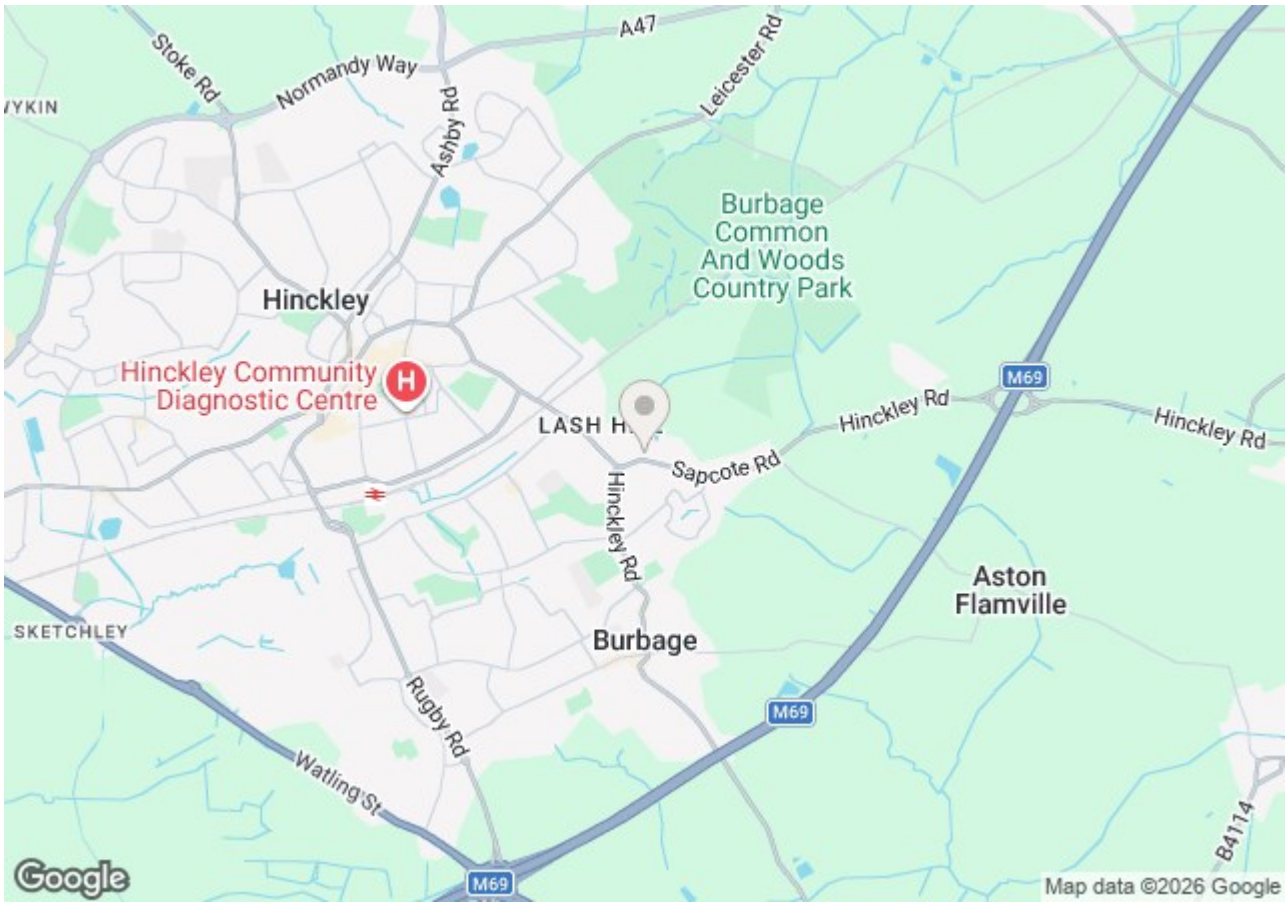

SAPCOTE ROAD
NOS. 29A - 33A
PRIVATE DRIVE

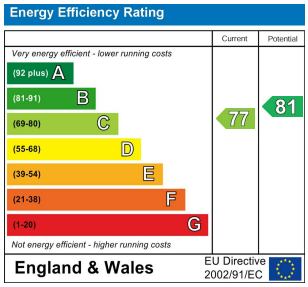
Energy Efficiency Rating

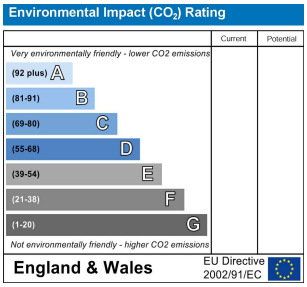
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	









Approximate total area[1]

1353 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