CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A LARGE PRIVATE PLOT SITUATED IN A SOUGHT AFTER VILLAGE LOCATION

51 GOOSEHILLS ROAD
BURBAGE LE10 2RY

Price £315,000

- Enclosed Porch To Hall
- Contemporary Fitted Dining Kitchen
- Modern Family Bathroom
- Large Lawned Rear Garden
- Spacious Lounge To Front
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Sought After Residential Location

CASTLE ESTATES 1982

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www.castles-online.co.uk

** VIEWING ESSENTIAL ** This well presented and much improved semi detached family residence stands on a sizeable plot with ample of road parking and a large private lawned rear garden.

The accommodation enjoys entrance porch leading to hall, attractive lounge and a contemporary fitted dining kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Viewing is essential.

It is located within easy access to the A5 and M69 motorway junctions making travelling to Leicester, Coventry, Birmingham and other urban areas very good indeed. It is also convenient for the well regarded local schools, local shops and amenities. Hinckley town centre is approximately one mile away with larger amenities.

COUNCIL TAX BAND & TENURE

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

ENCLOSED PORCH

6'3 x 3'2 (1.91m x 0.97m)
having upvc double glazed double doors to front and side windows, built in storage cupboard and upvc double glazed door to Hall.

HALL

15 x 6'1 (4.57m x 1.85m)
having wood effect flooring, central heating radiator and upvc double glazed window with obscure glass to side. Feature spindle balustraded staircase to First Floor Landing with storage beneath.

LOUNGE

14'10 x 10'11 (4.52m x 3.33m)
having upvc double glazed window to front, wood effect flooring, central heating radiator and tv aerial point.

DINING KITCHEN

17'4 x 10'4 (5.28m x 3.15m)

having range of contemporary white gloss units including base units and drawers, contrasting work surfaces and inset sink, ceramic tiled splashbacks, built in oven and gas hob, space for American style fridge freezer, kickboard lighting, inset LED lighting, central heating radiator, tv aerial point, wood effect flooring, upvc double glazed window to rear and French doors opening onto Garden.

CORNWALL

FIRST FLOOR LANDING

8'5 x 6'7 (2.57m x 2.01m)
having spindle balustrading, access to the roof space, built in storage cupboard and upvc double glazed window to side.

BEDROOM ONE

12'8 x 10'2 (3.86m x 3.10m)
having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front.

BEDROOM TWO

10'8 x 10'4 (3.25m x 3.15m)
having central heating radiator, tv aerial point and upvc double glazed window to rear.

BEDROOM THREE

9'9 x 7'2 (2.97m x 2.18m)
having central heating radiator, upvc double glazed window to front and built in cupboard housing the newly fitted combi boiler

BATHROOM

6'10 x 6'5 (2.08m x 1.96m)
having panelled bath with rain and handheld showers over and built in tv, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, ladder heated towel rail, inset LED lighting and upvc double glazed window with obscure glass to rear.

OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for numerous cars leading to GARAGE (18'3 X 9'9) with up and over door. Pedestrian access to a large private lawned rear garden with patio area, mature trees and shrubs, well fenced boundaries.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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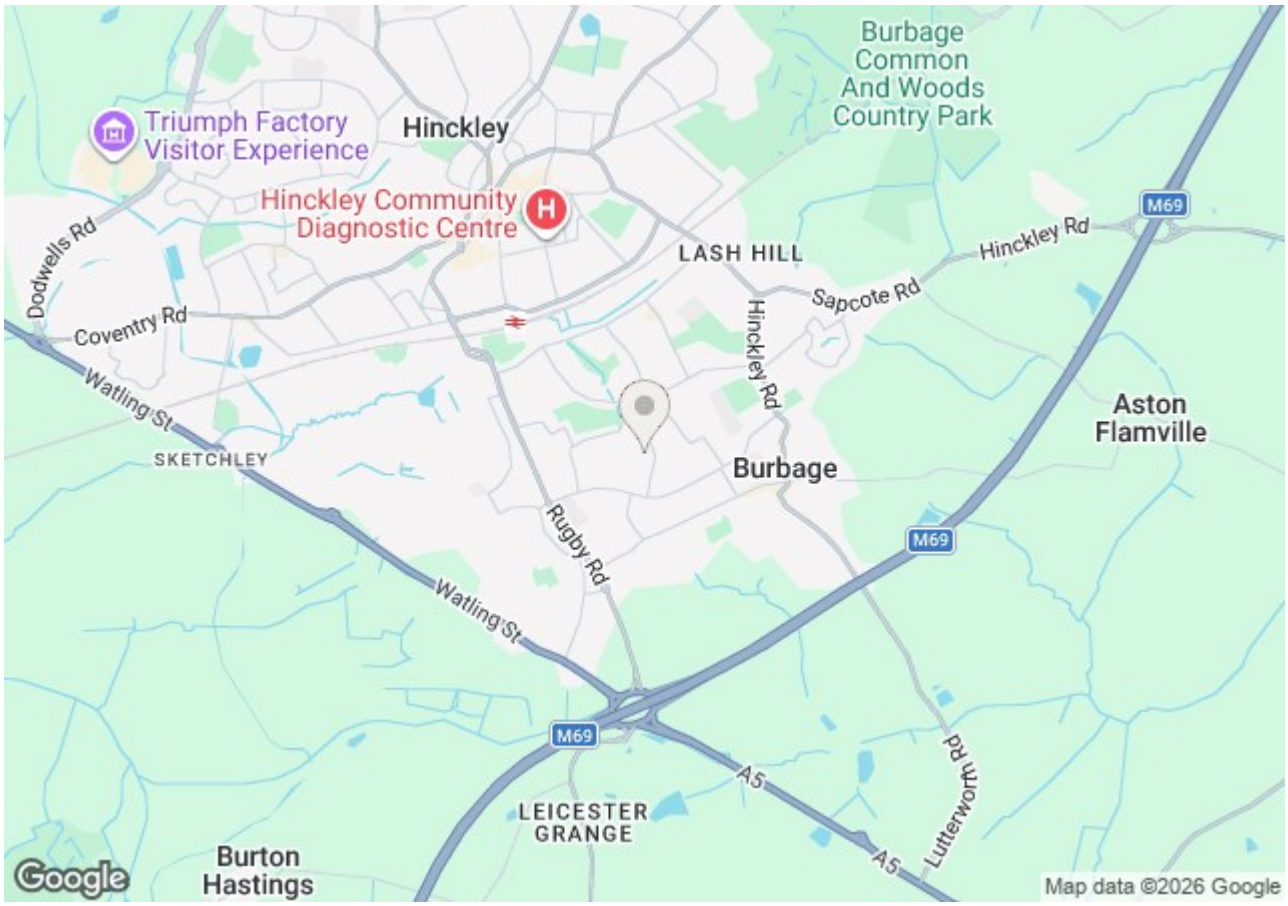
Burbage Common And Woods Country Park
Triumph Factory Visitor Experience
Hinckley
Hinckley Community Diagnostic Centre
LASH HILL
Hinckley Rd
M69
Dodwells Rd
Coventry Rd
Sapcote Rd
Hinckley Rd
Watling St
SKETCHLEY
Burbage
Aston Flamville
Rugby Rd
M69
Watling St
M69
A5
Lutterworth Rd
LEICESTER GRANGE
A5
Burton Hastings
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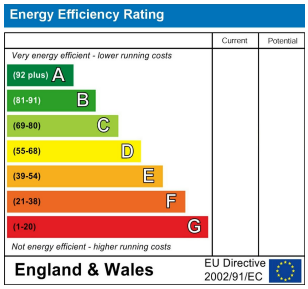
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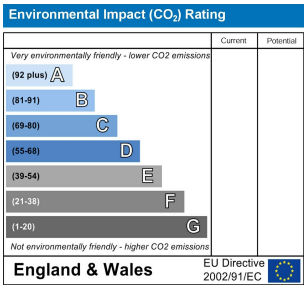
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Lounge
14'10" x 10'11"
Kitchen/Diner
10'4" x 17'4"
Entry
3'2" x 6'3"
Hallway
15'0" x 6'1"
Floor 0 Building 1
Bedroom
12'8" x 10'2"
Bedroom
10'4" x 10'8"
Bedroom
9'9" x 7'2"
Landing
8'5" x 6'7"
Bathroom
6'10" x 6'5"
Floor 1 Building 1
Garage
18'3" x 9'9"
Floor 0 Building 2
Approximate total area(1)
1073 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