

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FIVE BEDROOMED
DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A
MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**47 TROON WAY
BURBAGE LE10 2GX**

Price £675,000

- Impressive Hall With Guest Cloakroom
- Attractive Lounge
- Laundry Room
- Two Ensuites & Family Bathroom
- Well Tended Private Gardens
- Ground Floor Study
- Superb Living Kitchen
- Five Double Bedrooms
- Ample Off Road Parking & Double Garage
- Sought After Residential Location



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**** VIEWING ESSENTIAL **** This beautifully presented and much improved detached family residence must be viewed to fully appreciate its size of accommodation, wealth of quality fixtures and fittings.

The accommodation boasts impressive entrance hall with guest cloakroom off, ground floor study, attractive lounge, superb living kitchen with bi-fold doors opening onto the private rear garden and a laundry room. To the first floor there are five double bedrooms, two ensuite shower rooms and a further family bathroom. Outside the property has ample off road parking, double garage and sizeable well tended lawned gardens.

Burbage is excellent for local amenities, including shops, schools, and parks, making it an ideal location for families. The property is also well-connected to nearby transport links, providing easy access to Hinckley and beyond.

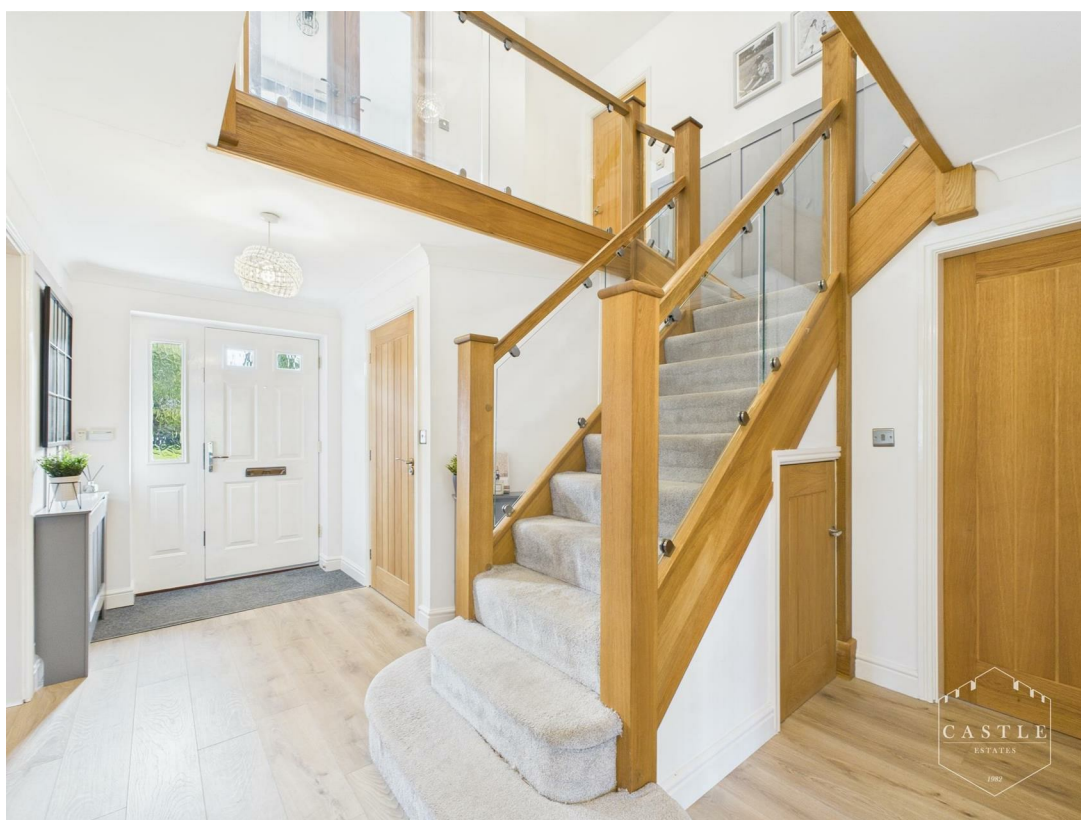
COUNCIL TAX BAND & TENURE

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

HALL

15'8" x 10'1" (4.78m x 3.09m)

having composite double glazed front door with obscure side window, central heating radiator, wood effect flooring and coved ceiling. Feature glass panelled oak staircase leading to Galleried Landing.





GUEST CLOAKROOM

6'8" x 3'6" (2.05m x 1.08m)

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



STUDY

11'7" x 7'10" (3.54m x 2.40m)

having central heating radiator and two upvc double glazed windows to front.



LOUNGE

18'0" x 11'8" (5.51m x 3.57m)

having feature fireplace with inset fire, three central heating radiators, wall mounted tv aerial point, coved ceiling, upvc double glazed window to side, upvc double glazed rear windows overlooking garden and upvc double glazed French doors opening onto the rear garden.



LIVING KITCHEN

27'1" x 16'0" (8.26m x 4.88m)

KITCHEN AREA having an excellent range of contemporary fitted Shaker style units including base units, drawers and wall cupboards with under lighting, butchers block work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, matching peninsular island unit with cupboards beneath, wine cooler and breakfast bar, built in rangemaster style cooker with gas hob, stainless steel splashback and cooker hood over, built in microwave, integrated fridge freezer, integrated dishwasher, wood effect flooring and inset LED lighting. Bi-fold doors opening onto rear garden.

LIVING AREA having feature panelled wall, wall mounted tv aerial point, central heating radiator, wood effect flooring and upvc double glazed window to rear.







LAUNDRY ROOM

11'8" x 5'5" (3.58m x 1.67m)

having range of matching units and work surfaces, inset stainless steel sink with mixer tap, space and plumbing beneath for washing machine, space for undercounter fridge, built in gas fired boiler for central heating and domestic hot water, wood effect flooring, central heating radiator and upvc double glazed door to garden. Fire door to Garage.



GALLERIED FIRST FLOOR LANDING

having oak balustrading with glass panels, access to the roof space, central heating radiator and feature panelled wall.

WALK IN DRESSING ROOM

having feature upvc double glazed arch window to front.



MASTER BEDROOM

15'1" x 11'6" (4.60m x 3.53m)

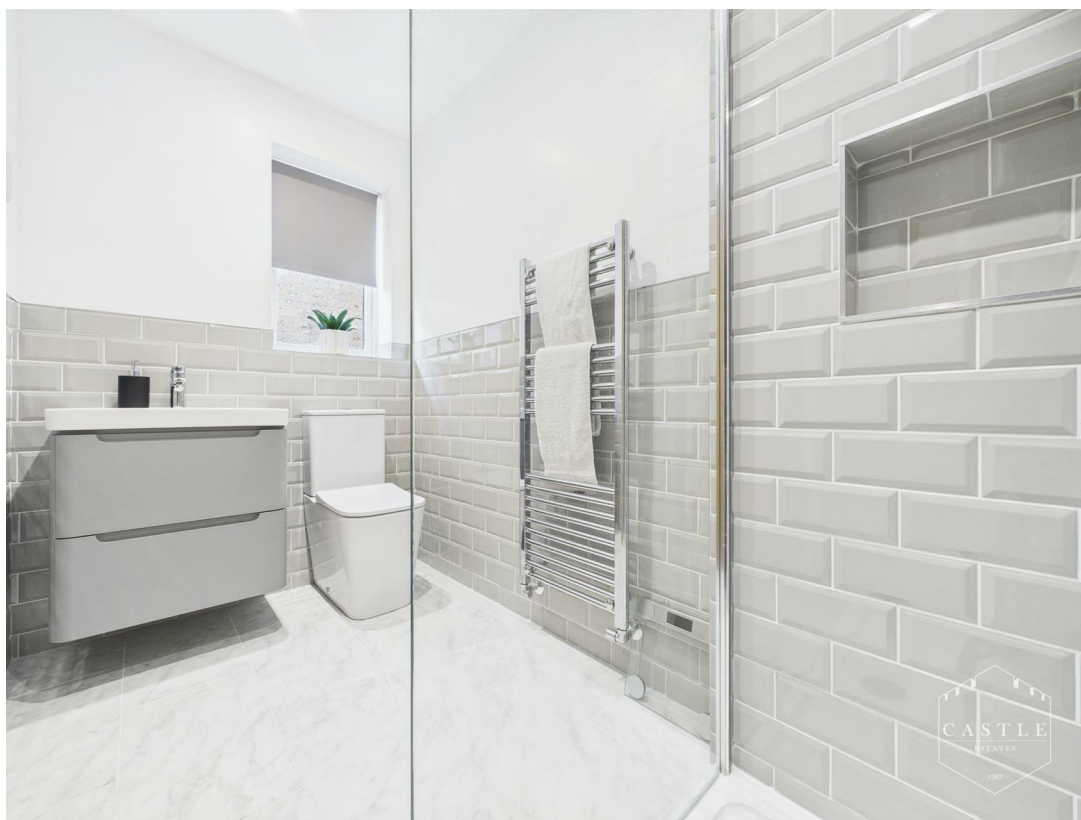
having range of fitted wardrobes, central heating radiator, wall mounted tv aerial point and three upvc double glazed windows to front. Door to Ensuite Shower Room.



ENSUITE

8'7" x 4'8" (2.64m x 1.44m)

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



BEDROOM TWO

12'9" x 9'4" (3.90m x 2.87m)

having range of built in wardrobes, central heating radiator and upvc double glazed window to rear. Door to Ensuite Shower Room.



ENSUITE

8'7" x 5'4" (2.63m x 1.63m)

having double shower cubicle with rain shower over, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks, shaver point and upvc double glazed with obscure glass.



BEDROOM THREE

14'0" x 11'3" (4.29m x 3.45m)

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



BEDROOM FOUR

12'7" x 8'0" (3.85m x 2.44m)

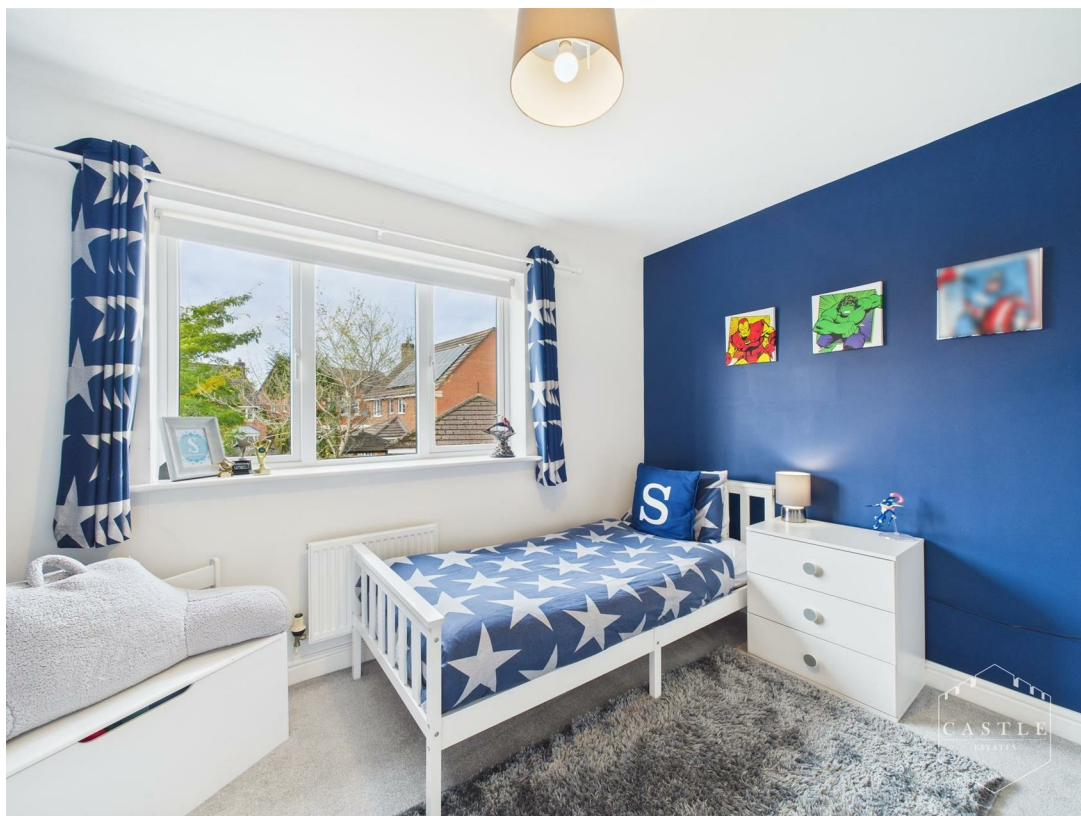
having central heating radiator and upvc double glazed window to rear.



BEDROOM FIVE

11'0" x 8'9" (3.37m x 2.69m)

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



BATHROOM

9'0" x 7'0" (2.76m x 2.14m)

having feature freestanding bath, corner shower cubicle with rain shower and handheld shower, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to DOUBLE GARAGE having two up and over doors, power and light. A sizeable lawned garden to side with conifers and shrubs. Pedestrian access to a fully enclosed and private rear garden with patio area, barked children's play area, lawn, mature trees, shrubs and flower borders, well fenced boundaries.





AERIAL VIEW



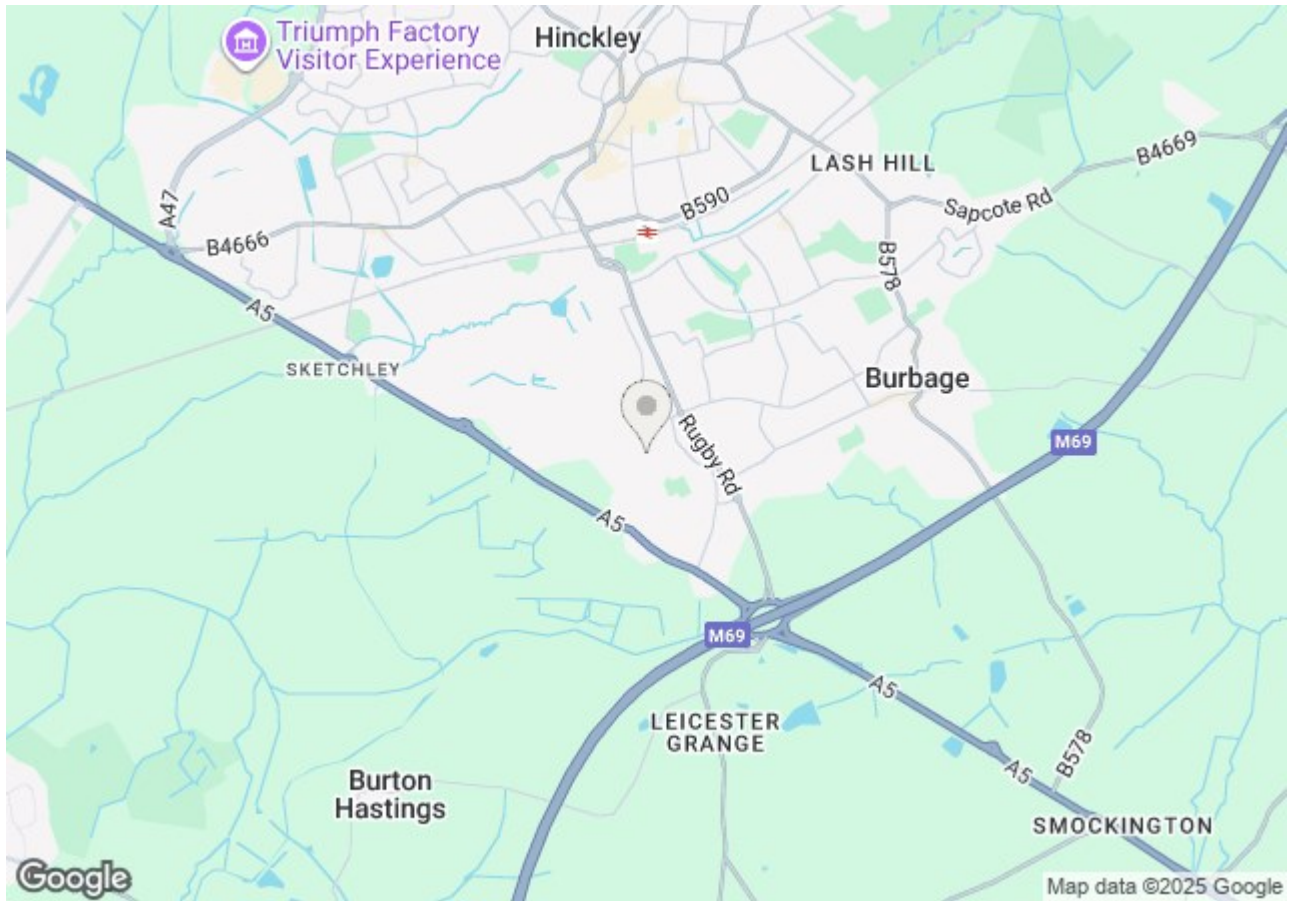
OUTSIDE - FRONT ELEVATION

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		
	74	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
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				EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
218 m²

(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.

GIRAFFE 360

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
