

CASTLE ESTATES

1982

AN ATTRACTIVE AND FULL OF CHARACTER FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN THE SOUGHT AFTER CONSERVATION AREA OF OLD BURBAGE VILLAGE



CHESTNUT VILLA, 30 HORSEPOOL BURBAGE LE10 2DH

£1,500 PCM

- Entrance Porch To Hall
- Well Fitted Shaker Style Kitchen
- Newly Fitted Ground Floor Bathroom
- Three Further Bedrooms
- Mature Well Tended Gardens Front & Rear
- Characterful Lounge & Dining Room
- Upvc Double Glazed Conservatory
- Master Bedroom With Ensuite
- Ample Off Road Parking
- Sought After Burbage Conservation Area



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AN ATTRACTIVE FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN THE SOUGHT AFTER CONSERVATION AREA OF OLD BURBAGE VILLAGE-

VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented and much improved detached family residence must be viewed to fully appreciate its wealth of character, highest quality fixtures and fittings.

The accommodation enjoys an entrance porch to hall, attractive and characterful lounge and dining room, well fitted shaker style kitchen, upvc double glazed conservatory and a newly fitted family bathroom. To the first floor there is a master bedroom with ensuite and three further bedrooms. Outside the property enjoys ample off road parking and mature well kept gardens.

It is situated in a most sought after location in the heart of Burbage Conservation area and convenient for local shops, schools and amenities. Those wishing to commute will find easy access via the A5 and M69 junctions making travelling to further afield excellent.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

having newly fitted composite double glazed door with feature leaded lights and Minton tiled flooring. Leading to Hall



HALL

having alarm control panel, two central heating radiators, feature spindle balustraded staircase to first floor landing with useful storage beneath and upvc double glazed window to rear.



HALL

LOUNGE

14'11" x 11'5" (4.55m x 3.50m)

having upvc double glazed square bay sash window with seating area and storage beneath, upvc double glazed window to side, feature fireplace with fitted log burner, plaster coved ceiling, picture rail, tv aerial point and central heating radiator.



DINING ROOM

14'11" x 11'6" (4.56m x 3.52m)

having central heating radiator, serving hatch to kitchen, plaster coved ceiling, picture rail, feature open fireplace, solid wood flooring, upvc double glazed square bay sash window with seating area and upvc double glazed sash window to side.



BREAKFAST KITCHEN

10'10" x 9'10" (3.32m x 3.01m)

having range of shaker style units including ample base units, drawers and wall cupboards, solid wood work surfaces and inset Belfast sink with chrome mixer tap, feature recess with rangemaster style gas cooker, built in dishwasher, space and plumbing for washing machine, space for fridge freezer, central heating radiator and upvc double glazed sash window to side.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



CONSERVATORY

13'3" x 8'6" (4.04m x 2.60m)

having central heating radiator, tv aerial point, brick base, upvc double glazed windows and French doors opening onto rear garden.



BATHROOM

9'4" x 5'11" (2.86m x 1.82m)

having newly fitted suite including vanity unit with wash hand basin, integrated low level w.c., bath with rain shower over and glass screen, chrome heated towel rail, extractor fan, mirrored fitted cabinet with lighting, airing cupboard housing the gas fired combination boiler, ceramic tiled splashbacks and flooring and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

having access to the roof space with drop down ladder and upvc double glazed sash window to side.

MASTER BEDROOM

11'6" x 11'6" (3.52m x 3.52m)

having plaster coved ceiling, picture rail, central heating radiator, original feature fireplace and upvc double glazed sash window to front.



MASTER BEDROOM



ENSUITE SHOWER ROOM

8'10" x 2'11" (2.71m x 0.89m)

having single tray shower cubicle with electric shower over, low level w.c, wash hand basin, chrome heated towel rail, shaver point and upvc double glazed sash window to side with obscure glass.



BEDROOM TWO

10'4" x 9'10" (3.16m x 3m)

having feature original fireplace, plaster coved ceiling, picture rail, central heating radiator and upvc double glazed sash window to front.



BEDROOM TWO



BEDROOM THREE

11'5" x 9'4" (3.48m x 2.87m)

having original feature fireplace, plaster coved ceiling, picture rail, built in double wardrobes, central heating radiator and upvc double glazed sash window to side.



BEDROOM FOUR/OFFICE

11'4" x 5'1" (3.47m x 1.57m)

currently being used as a walk in wardrobe/office having central heating radiator and upvc double glazed window to side.



OUTSIDE

There is direct vehicular access over a sweeping block paved driveway with standing for several cars. A foregarden with mature hedging and borders. Pedestrian access via gate leading to a fully enclosed and mature rear garden with patio area, raised lawn, mature flower and shrub borders, timber shed, outside tap and well fenced boundaries.



OUTSIDE



OUTSIDE



OUTSIDE - VIEW




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




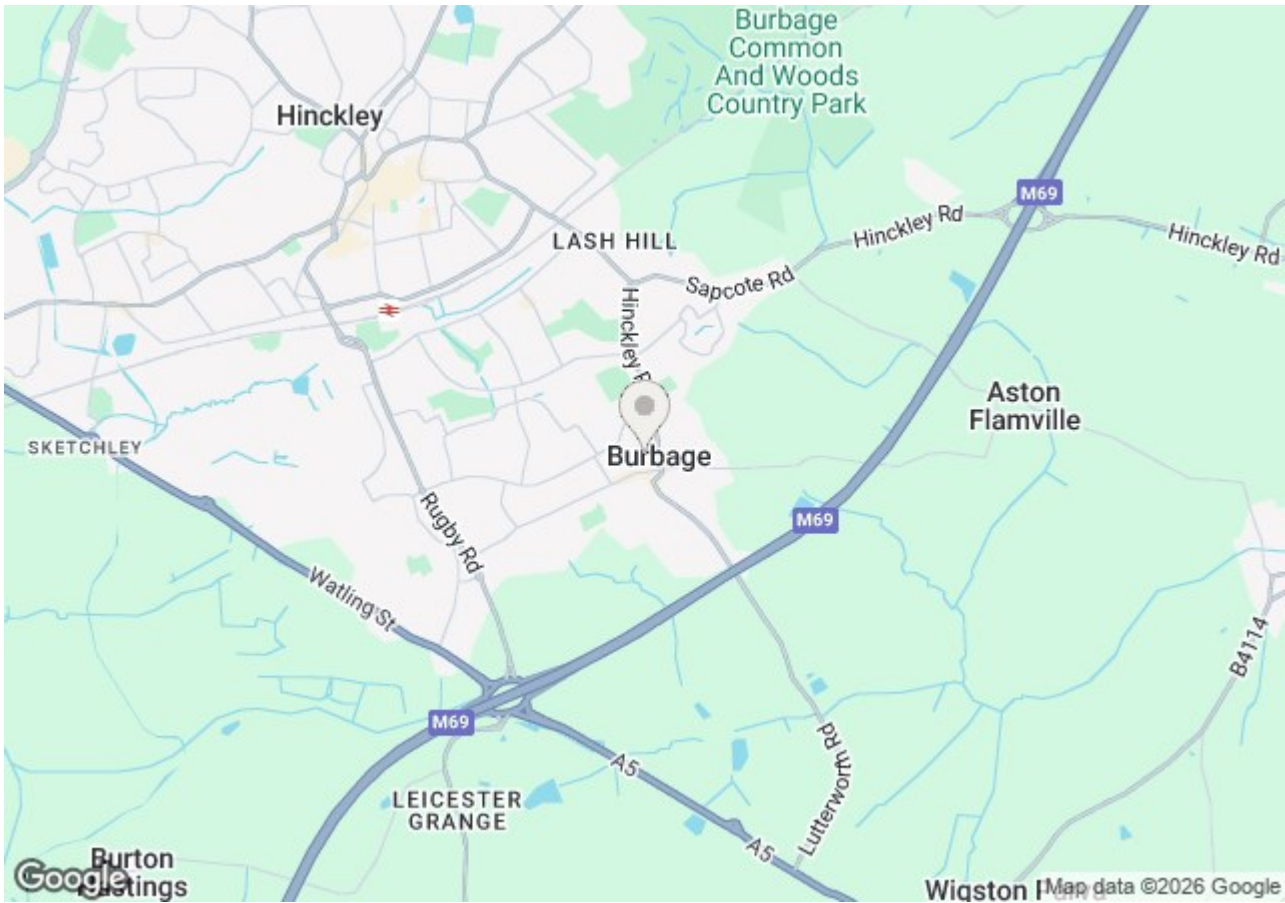
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
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Floor 6



Floor

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
