

CASTLE ESTATES

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A SUPERBLY PRESENTED AND BEAUTIFULLY FURNISHED DETACHED BUNGALOW STANDING ON A SIZEABLE AND PRIVATE PLOT WITH OPEN COUNTRYSIDE VIEWS SITUATED IN A MOST SOUGHT AFTER CUL-DE-SAC LOCATION



49 DE LA BERE CRESCENT BURBAGE LE10 2EQ

Guide Price £500,000

- Impressive Hall
- Luxury Fitted Living Kitchen
- Master Bedroom with Ensuite
- Ample Off Road Parking
- Sizeable & Private Gardens
- Elegant Lounge/Dining Room
- Contemporary Shower Room
- Further Double Bedroom
- Integral Double Width Garage
- Open Countryside Views



112 Castle Street • Hinckley • Leicestershire • LE10 1DD
sales@castles-online.co.uk 01455 617997 castles-online.co.uk

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VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from the centre of Burbage along Church Street and take the left hand turn at the crossroads by Library onto Lychgate Lane. First left into Woodstock Close and bear right into De La Bere Crescent. Follow the road around the circle and this property can be seen on far side.

DESCRIPTION

This beautifully presented and spacious detached bungalow stands on a sizeable plot with ample off road parking, integral double width garage and a most superb, private rear garden with open countryside views. Viewing is essential to fully appreciate its size of accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts an impressive hall, elegant dual aspect lounge/dining room, large living kitchen with integrated appliances, contemporary fitted shower room, master bedroom with ensuite shower room and a further double bedroom.

It is situated in a popular central Burbage location, convenient for Burbage village centre with its shops, schools and amenities. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

ENTRANCE HALL

24'7" max - 11'5" (7.5m max - 3.5m)

having composite double glazed front door with coloured leaded lights and side windows, vinyl wood effect flooring, two central heating radiators, feature light tube giving extra light, alarm control panel and three built in storage cupboards.



ENTRANCE HALL



SHOWER ROOM

having double shower cubicle, vanity unit with wash hand basin, low level w.c., spot lighting, extractor fan, grey panelled walling and light grey ceramic tiled flooring.



LOUNGE/DINING ROOM

25'3" x 19'8" (7.7m x 6m)

having feature stone fireplace with living flame gas fire and marble hearth, three central heating radiators, vinyl wood effect flooring attractive upvc double glazed bow window overlooking the front garden and two vellux roof lights. Two sets of patio doors opening onto the rear garden.



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



LIVING KITCHEN - KITCHEN AREA

17'0" x 10'2" (5.2m x 3.1m)

having an excellent range white wood grain effect units including ample base units, drawers and wall cupboards, matching granite effect work surfaces and upstand, inset double bowl stainless steel sink with mixer tap, integrated dishwasher, built in double stainless steel oven and grill, four ring hob with splashback and cooker hood over, integrated microwave, integrated washing machine, central heating radiator, vinyl wood effect flooring and vellux roof light.



LIVING KITCHEN - KITCHEN AREA



LIVING KITCHEN - LIVING AREA

20'4" x 10'2" (6.2m x 3.1m)

having matching vinyl wood effect flooring, two central heating radiators and upvc double glazed patio doors opening onto the private rear garden.



LIVING KITCHEN - LIVING AREA



MASTER BEDROOM

13'5" x 13'1" (4.1m x 4m)

having central heating radiator, excellent range of Hammonds fitted furniture including two double wardrobes, bridging unit over the bed, dressing table with drawers, corner display unit with drawers, further range of double and single wardrobes.



MASTER BEDROOM



ENSUITE SHOWER ROOM

7'6" x 6'10" (2.3m x 2.1m)

having double shower cubicle with mira shower over, pedestal wash hand basin, low level w.c., central heating radiator, extractor fan, fully tiled walls and flooring.



BEDROOM TWO

12'9" x 10'5" (3.9m x 3.2m)

having central heating radiator, range of fitted furniture including two double wardrobes and bedside drawers. Upvc double glazed French doors opening onto the private rear garden.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to an INTEGRAL DOUBLE GARAGE. A fully enclosed and private rear garden with GAZEBO (4.2m x 3m) having power, light and space for hot tub, feature light stone patio areas, two lawns, slated areas for easy of maintenance, mature trees and shrubs, summer house, well fenced boundaries, cold water tap and outside lighting. Countryside views to the right hand side.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE - GAZEBO



OUTSIDE - REAR ELEVATION




OUTSIDE - REAR ELEVATION




OUTSIDE - VIEWS





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	85
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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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 12.00 pm
