

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED SIX BEDROOMED
DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER CUL-DE-SAC
LOCATION**



JADE HOUSE COTES ROAD

BURBAGE LE10 2HJ

Guide Price £525,000

- Impressive Hall & Guest Cloakroom
- Family Room & Spacious Lounge
- Luxury Fitted Contemporary Living Kitchen & Utility
- Master Bedroom & Ensuite Shower Room
- Three Further 1st Floor Bedrooms
- 2nd Floor Bedroom Five & Ensuite
- Further 2nd Floor Bedroom Six
- Ample Off Road Parking & Garage
- Easy To Maintain Private Rear Garden
- NO CHAIN



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This beautifully presented, extended and much improved detached family residence must be viewed internally to fully appreciate its highest quality fixtures and fittings, spacious and flexible accommodation, offered with no chain.

The accommodation boasts impressive hall with guest cloakroom off, ground floor family room/dining room, spacious lounge opening through to a superb living kitchen with sitting area and an utility room. To the first floor there is a master bedroom with luxury ensuite shower room, three further good sized bedrooms and a luxury family bathroom. On the second floor is a guest bedroom with ensuite and a further bedroom. Outside the property is access off a private driveway with electrically operated gates to ample parking, garage with electrically operated door and easy to maintain private rear garden.

It situated in a popular residential location, convenient for all local shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very good.

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 HALL

18'0" x 5'6" (5.5m x 1.7m)

having composite double glazed front door and side window, ceramic wood effect flooring, designer central heating radiator and feature staircase to the first floor landing.



GUEST CLOAKROOM

having contemporary white suite including wash hand basin, low level w.c., central heating radiator and ceramic tiled splashbacks.



FAMILY ROOM/DINING ROOM

9'10" x 8'10" (3m x 2.7m)

having ceramic wood effect flooring and central heating radiator. Double doors leading through to Lounge.



LOUNGE

19'8" x 11'9" (6m x 3.6m)

having feature fireplace with polished marble hearth and living flame gas fire, wall mounted tv aerial point and designer central heating radiator. Archway to Living Kitchen.



LOUNGE



L SHAPED LIVING KITCHEN

22'3" x 8'2" - 25'11" (6.8m x 2.5m - 7.9m)

KITCHEN AREA having an excellent range of mid grey gloss units including ample base units, drawers and wall cupboards with feature under lighting, matching cream granite work surfaces and inset single drainer porcelain sink with mixer tap, built in rangemaster style cooker with induction hob, double oven, grill, storage drawer and extractor hood over, integrated dishwasher, integrated microwave, integrated double fridge and freezer, central island unit, wine cooler, pantry store, inset LED lighting and Karndeian grey wood effect vinyl flooring.

SITTING AREA having designer central heating radiator, Karndeian grey wood effect vinyl flooring, velux double glazed roof lights and upvc double glazed sliding patio doors opening onto the rear garden.



L SHAPED LIVING KITCHEN



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L SHAPED LIVING KITCHEN - LIVING AREA



L SHAPED LIVING KITCHEN - LIVING AREA



UTILITY ROOM

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

having range of gloss white units including base units and wall cupboards, matching granite effect work surfaces and ceramic tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, gas fired boiler for central heating and domestic hot water, laminated wood effect flooring. Fire door to GARAGE/STORE



GARAGE/STORE

7'10" x 7'2" (2.4m x 2.2m)

having electrically operated door and fitted cupboards.

FIRST FLOOR LANDING

being dual aspect having feature spindle balustrading, designer central heating radiator and sitting area.



FIRST FLOOR LANDING



FIRST FLOOR LANDING



MASTER BEDROOM

15'1" x 13'1" (4.6m x 4m)

having range of quality fitted furniture including wardrobes, bridging unit over the bed, bedside drawers and chest of drawers, wood effect flooring and designer central heating radiator.



ENSUITE SHOWER ROOM

7'6" x 5'2" (2.3m x 1.6m)

having contemporary white suite including double shower cubicle with drencher shower over, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, fully tiled walls in contemporary ceramics.



BEDROOM TWO

11'9" x 9'2" (3.6m x 2.8m)

having central heating radiator and vinyl grey wood effect flooring.



BEDROOM THREE

12'5" x 7'10" (3.8m x 2.4m)
having central heating radiator.



BATHROOM

7'2" x 6'6" (2.2m x 2m)
having contemporary fitted white suite including D ended bath with drencher shower over and screen, wash hand basin, low level w.c., chrome heated towel rail, fully tiled walls and spot lighting.



BEDROOM FOUR

9'10" x 8'6" (3m x 2.6m)
having central heating radiator.



SECOND FLOOR LANDING

GUEST BEDROOM FIVE

17'4" x 12'9" (5.3m x 3.9m)
having two central heating radiators.



ENSUITE SHOWER ROOM

having fully tiled shower cubicle, low level w.c., vanity unit with wash hand basin and chrome ladder style heated towel rail.



BEDROOM SIX

16'8" x 8'2" (5.1m x 2.5m)

having central heating radiator and built in storage cupboard.



OUTSIDE


There is direct vehicular access off Cotes Road to a private driveway with double electric gates leading to Jade House. The property having its own tarmacadam driveway with parking for several cars, electric car charging point and GARAGE. Pedestrian access to the side leading to a fully enclosed rear garden with patio area, artificial lawn, well fenced boundaries and cold water tap.




OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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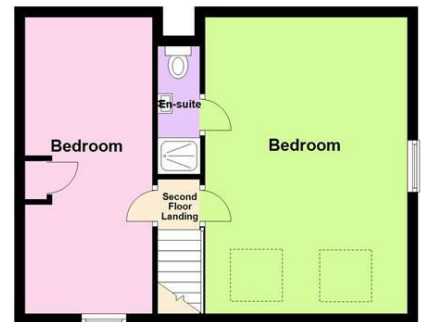
Ground Floor
Approx. 88.4 sq. metres (951.5 sq. feet)



First Floor
Approx. 72.0 sq. metres (775.0 sq. feet)



Second Floor
Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 202.1 sq. metres (2175.7 sq. feet)

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
