

CASTLE ESTATES

1982

**A RARE AND EXCITING SELF BUILD OPPORTUNITY FOR A LUXURY FAMILY RESIDENCE IN EXCESS OF 2500 SQF
SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION - ONLY PLOT REMAINING**

LAND (PLOT 3) REAR OF SKETCHLEY HILL HOUSE, RUGBY ROAD, BURBAGE, LEICESTERSHIRE. LE10 2ND



LAND (PLOT 3) REAR OF RUGBY ROAD BURBAGE LE10 2ND

Offers In The Region Of £269,500

- ONLY PLOT REMAINING
- Well Proportioned Lounge
- Living Kitchen & Utility
- Guest Bedroom With Ensuite
- Family Bathroom
- Changes possible subject to PP
- Garden Room & Separate Study
- Master Bedroom With Dressing Area & Ensuite
- Two Further Bedrooms
- Parking, Garage & Gardens



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



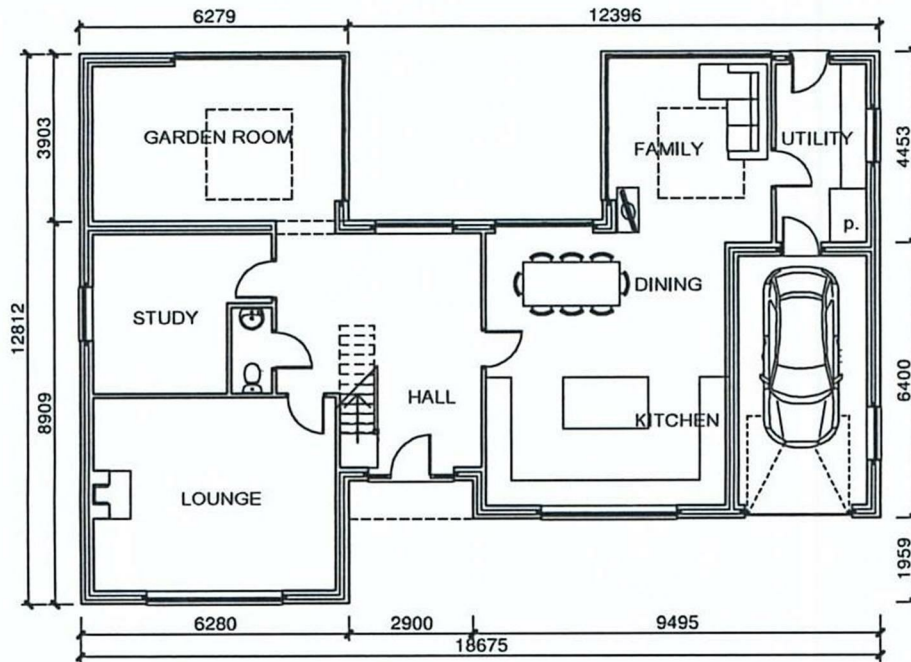
VIEWING

Strictly by appointment ONLY

PLANNING PERMISSION

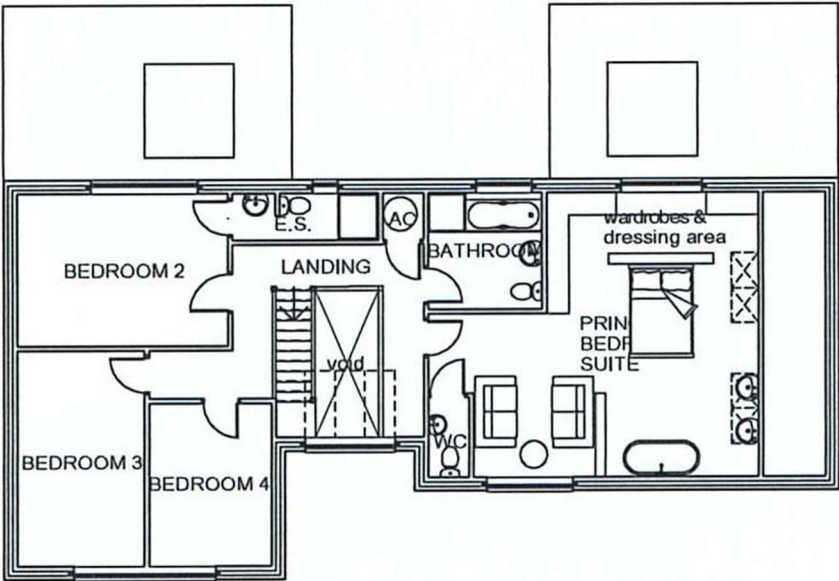
Planning Permission Number - 22/00236/FUL Hinckley and Bosworth Borough Council. This can be reviewed and amended subject to planning permission, the seller has an architect on hand for any amendments needed. The road and services are not included within the price, please speak to the agent for further information.

GROUND FLOOR PLAN



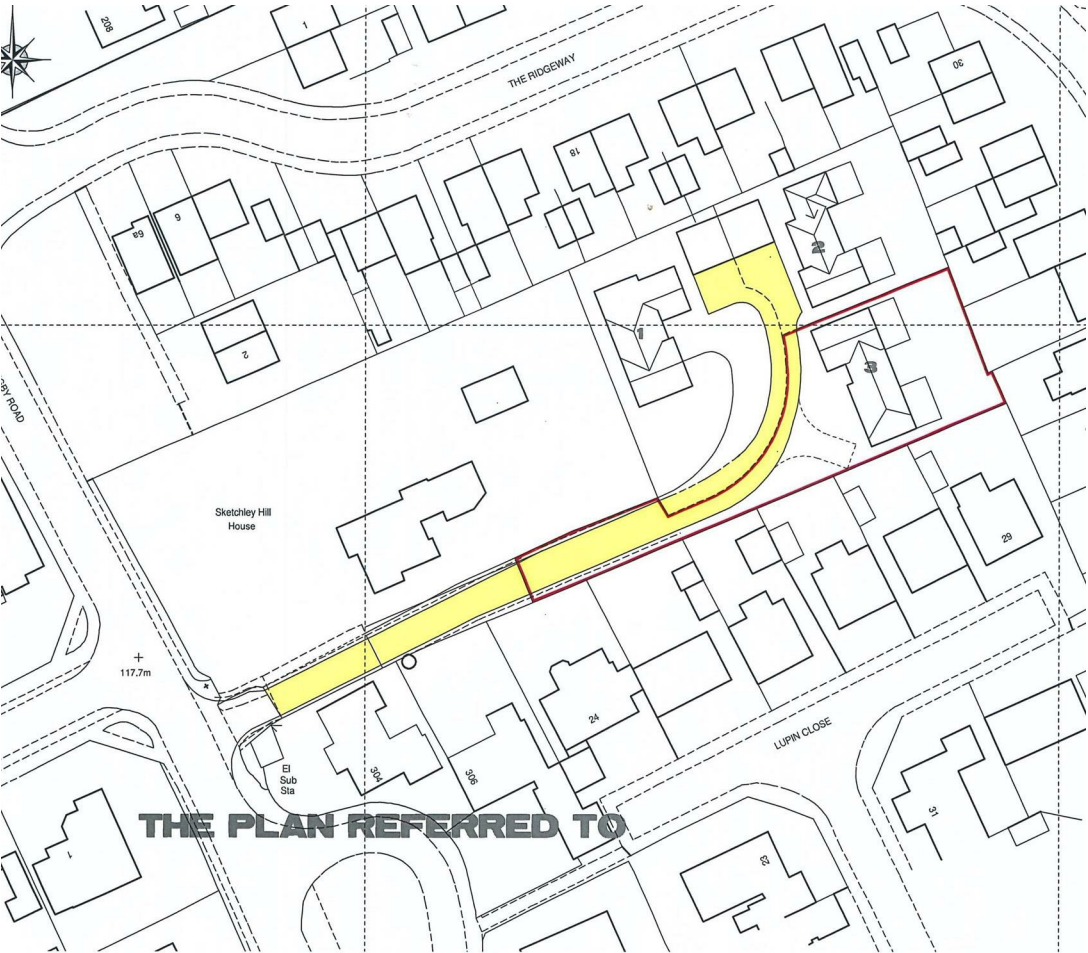
Ground Floor Plan

FIRST FLOOR PLAN




First Floor Plan


SITE PLAN





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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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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 13.00 pm
