

CASTLE ESTATES

1982

A RARE OPPORTUNITY TO PURCHASE ONE OF SIX BRAND NEW DETACHED FAMILY RESIDENCES SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION ADJACENT TO OPEN COUNTRYSIDE



**PLOT 6 (REAR OF 131) LUTTERWORTH ROAD
BURBAGE LE10 2DL**

Price £450,000

- Entrance Hall
- Lounge
- Utility Room
- Two Further Good Sized Bedrooms
- Ample Off Road Parking
- Guest Cloakroom
- Open Plan Dining Kitchen & Family Area
- Master Bedroom with Ensuite
- Bathroom
- Private Gardens Front and Rear



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VIEWING

By arrangement through the Agents.

DESCRIPTION

A rare opportunity to purchase one of six detached family residences currently under construction by local builders of repute J. M. Knapp Limited.

The accommodation includes an entrance hall with guest cloakroom off, lounge, contemporary fitted dining kitchen (choices available if purchased early) with family area, guest cloakroom and utility room. To the first floor there is a master bedroom with ensuite shower room, two further good sized bedrooms and a family bathroom. Outside the property has ample off road parking leading to a detached garage, gardens front and rear.

More specifically the gas fired centrally heated (underfloor to ground floor) and upvc double glazed accommodation comprises:

PLEASE NOTE

These particulars were taken whilst the property was under construction, therefore, produced in good faith. Any critical requirements and measurements should be checked on site before entering into a contract to purchase.

ENTRANCE HALL

GUEST CLOAKROOM

LOUNGE

OPEN PLAN DINING KITCHEN AND FAMILY AREA

UTILITY ROOM

FIRST FLOOR LANDING

MASTER BEDROOM

ENSUITE SHOWER ROOM

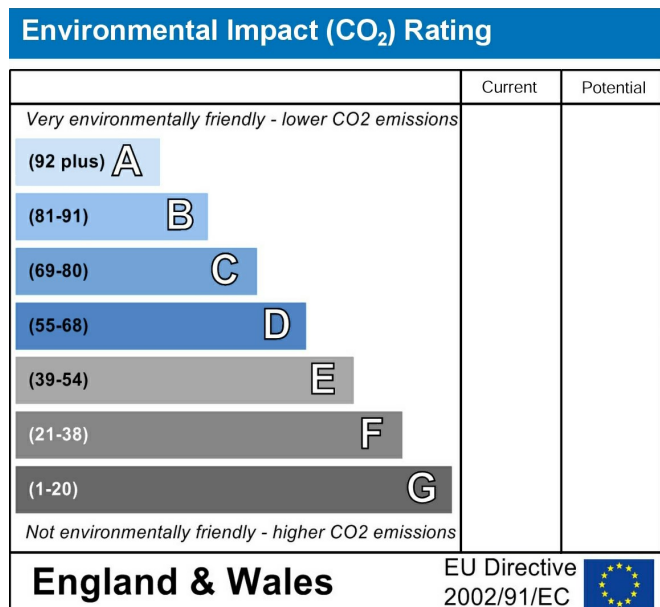
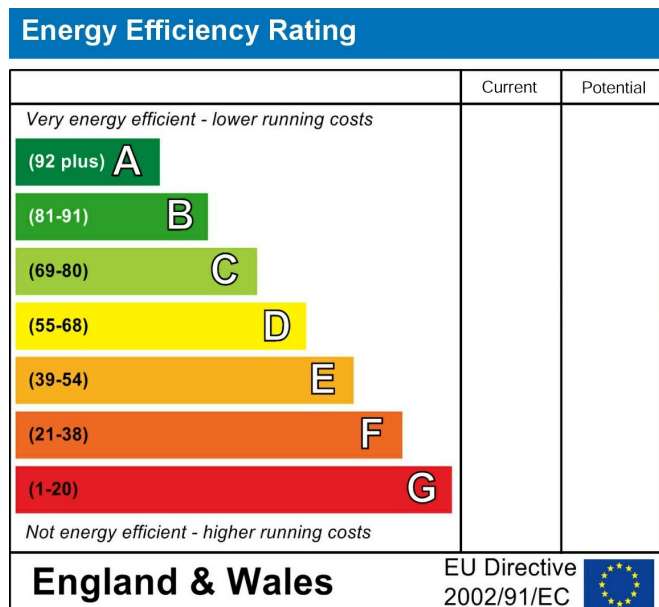
BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

There is a driveway leading to Garage and gardens to front and rear.



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 (CO ₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 73.5 sq. metres (791.0 sq. feet)



First Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



Total area: approx. 138.7 sq. metres (1493.0 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
