

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED DORMER STYLE FAMILY RESIDENCE WITH AMPLE PARKING AND GARAGING SITUATED IN A SOUGHT AFTER AND CONVENIENT CENTRAL BURBAGE LOCATION



1 ROBINSON WAY BURBAGE LE10 2EU

Offers In The Region Of £400,000

- Attractive Lounge
- Second Sitting/Family Room
- Ground Floor Master Bedroom & Ensuite
- Ground Floor Bathroom & First Floor Shower Room
- Ample Off Road Parking & Detached Garage
- Well Fitted Breakfast Kitchen
- Large Upvc Double Glazed Conservatory
- Ground Floor Study/Bedroom 4
- Two Further First Floor Double Bedrooms
- Private Well Tended Gardens



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented and much improved detached dormer style family residence must be viewed internally to fully appreciate its spacious and flexible accommodation.

The accommodation boasts an entrance hall, attractive lounge, well fitted breakfast kitchen, sitting/family room, large upvc double glazed conservatory, master bedroom with ensuite shower, further ground floor bedroom and a family bathroom. To the first floor there is a shower room and two further good sized bedrooms. Outside the property stands on a good sized plot with private gardens, ample off road parking and detached garage.

It is situated within easy distance of Burbage village centre with its range of shops, schools and amenities. Commuting via the A5/M69 makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. The property is also well placed for local countryside.

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

COUNCIL TAX

Hinckley and Bosworth Borough Council - Band D

ENTRANCE HALL

4'11" x 4'11" (1.5m x 1.5m)

having composite double glazed front door, ceramic tiled floor and coat hooks. Half glazed inner door leading to Lounge.

LOUNGE

14'9" x 13'9" (4.5m x 4.2m)

having feature fireplace with living flame gas fire, marble surround and hearth, central heating radiator, coved ceiling, solid engineered oak flooring and upvc double glazed bay window overlooking the front garden.



LOUNGE



BREAKFAST KITCHEN

20'8" x 8'6" (6.3m x 2.6m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards, matching granite effect work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap and rinsing bowl, built in Neff double oven and grill, integrated fridge and freezer, integrated dishwasher, space recess for washing machine, inset LED lighting, ceramic slate effect flooring, upvc double glazed side entrance door to side garden. BREAKFAST AREA having dresser unit, matching flooring and upvc double glazed bow window overlooking the front garden.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



INNER HALL

11'9" x 4'3" (3.6m x 1.3m)

having solid engineered oak flooring, central heating thermostat, built in storage cupboard and further linen store cupboard.

BATHROOM

8'2" x 6'6" (2.5m x 2m)

having white suite including panelled bath with shower over, fully tiled shower area and screen, pedestal wash hand basin, low level w.c., chrome ladder style heated towel rail, half tiled walls and floor, shaver point and LED lighting.



BEDROOM FOUR/DINING ROOM

11'1" x 8'6" (3.4m x 2.6m)

having laminated wood effect flooring and central heating radiator.



SITTING/FAMILY ROOM

12'1" x 9'6" (3.7m x 2.9m)

having solid engineered oak flooring, central heating radiator and upvc double glazed French doors opening onto the side garden. Feature spindle balustraded staircase to the first floor landing. Upvc double glazed French doors opening onto Conservatory.



SITTING/FAMILY ROOM



CONSERVATORY

20'4" x 11'9" (6.2m x 3.6m)

having ceramic tiled floor with under floor heating, upvc double glazed windows, two sets of French doors opening onto the rear garden.



CONSERVATORY



MASTER BEDROOM

13'1" x 9'2" (4m x 2.8m)
having central heating radiator.



ENSUITE SHOWER ROOM

8'2" x 4'7" (2.5m x 1.4m)

having fully tiled shower cubicle, low level w.c., wash hand basin, ceramic slate effect flooring, chrome ladder style heated towel rail and LED lighting.



FIRST FLOOR LANDING

9'10" x 7'2" (3m x 2.2m)



SHOWER ROOM

6'10" x 5'6" (2.1m x 1.7m)

having double shower cubicle, pedestal wash hand basin, vanity unit with wash hand basin, low level w.c., ladder style heated towel rail, extractor fan, LED lighting, ceramic tiled flooring and half tiled walls.



BEDROOM TWO

13'9" x 12'1" (4.2m x 3.7m)

having eaves storage cupboard, central heating radiator, velux double glazed roof light with blind and LED lighting.



POTENTIAL ENSUITE TO BEDROOM TWO

11'9" x 5'2" (3.6m x 1.6m)

having shaver point and velux double glazed roof light with blind.

BEDROOM THREE

12'1" x 8'2" (3.7m x 2.5m)

having eaves storage cupboard, central heating radiator, laminated wood effect flooring, velux double glazed roof light with blind and LED lighting.



OUTSIDE

There is direct vehicular access over a chip stone driveway with standing for several cars. Further secure hardstanding for small caravan/motorhome. DETACHED GARAGE (5.1m x 2.8m) having double doors, roof storage, power, light, window, personal door to garden. A lawned foregarden. Pedestrian access via gate leading to a block paved side garden with raised planters and well fenced boundaries. Cold water tap and security lighting. A fully enclosed rear garden with well fenced boundaries, block paved patio area, lawn, feature hedging, flower and shrub borders, greenhouse and garden shed. Not overlooked from the rear.



OUTSIDE



OUTSIDE



OUTSIDE



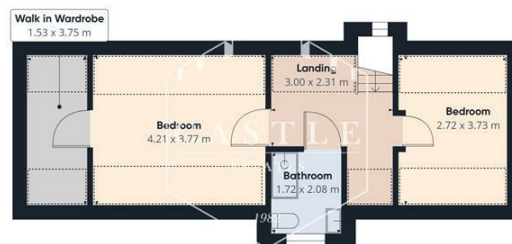
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
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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
