

# CASTLE ESTATES

1982

**A WELL PRESENTED AND SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A LARGE PLOT WITH OPEN FIELDS TO THE REAR**



**24 SPINNEY ROAD  
BURBAGE LE10 2NH**  
**Offers Over £450,000**

- Hall & Guest Cloakroom
- Sitting Room & Family Room
- Three Good Sized Bedrooms
- Family Bathroom
- Sizeable Private Rear Garden
- Attractive Lounge & Dining Area
- Well Fitted Breakfast Kitchen & Utility
- Dressing Room (Originally Bedroom Four)
- Off Road Parking & Brick Built Garage
- Open Fields To The Rear



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This well presented detached family residence stands on an excellent sized plot with ample off road parking, double garage and a superb lawned rear garden backing onto open fields to rear. Viewing is essential.

The accommodation boasts entrance porch to hall with guest cloakroom off, spacious lounge with archway to dining area, separate sitting room, well fitted breakfast kitchen, utility room and a further family room. To the first floor landing there is master bedroom, dressing room (originally bedroom four - could be converted back, if required), two further good sized bedrooms and a family bathroom.

It is situated on the outskirts of Burbage and yet conveniently located for both Burbage and Hinckley centres with their shops, schools and amenities. Those who wish to commute to surrounding urban areas will find easy access to the A5 and M69 junctions making travelling to further afield very good indeed.

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 E (Freehold)

## ENTRANCE PORCH

having door to front, double glazed window and storage area.

## HALL

having central heating radiator and staircase to the first floor landing.





## GUEST CLOAKROOM

having vanity unit with wash hand basin, low level w.c., heated towel rail and ceramic tiled flooring.



## LOUNGE

23'7" x 11'0" (7.20m x 3.36m )

having double glazed bay window to front, feature Adam style fireplace, two central heating radiators, tv aerial point and double doors opening onto Sitting Room. Archway to Dining Area.



LOUNGE



LOUNGE





## DINING AREA

12'0" x 8'11" (3.66m x 2.74m )

having central heating radiator, door to Breakfast Kitchen and French doors opening onto Sitting Room.



## SITTING ROOM

18'0" x 10'9" (5.49m x 3.30m )

having central heating radiator and upvc double glazed French doors opening onto Garden.





## BREAKFAST KITCHEN

19'5" x 9'4" (5.94m x 2.87m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in cooker range with seven ring gas hob, ceramic tiled flooring, central heating radiator, upvc double glazed doors and window to side.



## BREAKFAST KITCHEN





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**BREAKFAST KITCHEN**

**FAMILY ROOM**

13'10" x 10'4" (4.22m x 3.15m )

having feature brick inglenook style fireplace with inset gas burner, two central heating radiators and French doors opening onto rear garden.



## FAMILY ROOM



## UTILITY ROOM

9'3" x 6'7" (2.82m x 2.01m )

having fitted units including base units and wall cupboards, work surfaces and inset sink, space and plumbing for washing machine, space for tumble dryer, cupboard housing the gas fired boiler for central heating and domestic hot water. Fire door to Garage

## GARAGE

16'2" x 14'4" (4.95m x 4.39m )

having side opening roller door, power and light.



## FIRST FLOOR LANDING

having access to the part boarded roof space, central heating radiator and double glazed window to front.



## MASTER BEDROOM

12'4" x 10'11" (3.78m x 3.33m )

having upvc double glazed window to rear, built in wardrobes with over head cupboards, bedside cabinets and central heating radiator.



## MASTER BEDROOM



## DRESSING ROOM (ORIGINALLY BEDROOM FOUR)

8'11" x 8'7" (2.74m x 2.64m )

having upvc double glazed window to front, central heating radiator, built in five door wardrobe with shelving and hanging space. (Originally bedroom four, could be easily converted back, if required).



## BEDROOM TWO

9'6" x 9'6" (2.92m x 2.90m )

having upvc double glazed window to rear, central heating radiator, built in wardrobes with shelving and hanging space.



## BEDROOM THREE

9'8" x 9'6" (2.97m x 2.90m )

having upvc double glazed window to front and central heating radiator.



**BATHROOM**

8'2" x 7'10" (2.51m x 2.41m )

having suite including shower cubicle with rainfall shower over, vanity unit with wash hand basin, low level w.c., panelled bath with mixer tap, ceramic tiled walls, heated towel rail and upvc double glazed window with obscure glass.



**BATHROOM**





**OUTSIDE**

There is direct vehicular access over a good sized block paved driveway with standing for numerous cars leading to Garage. A small lawned foregarden with feature shrubs. Pedestrian access via gate leading to a sizeable mature rear garden with patio area, flower and shrub borders, trees and further lawned area. Not overlooked from the rear backing onto open fields to the rear.



**OUTSIDE**





OUTSIDE




OUTSIDE - VIEW






### Energy Efficiency Rating

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

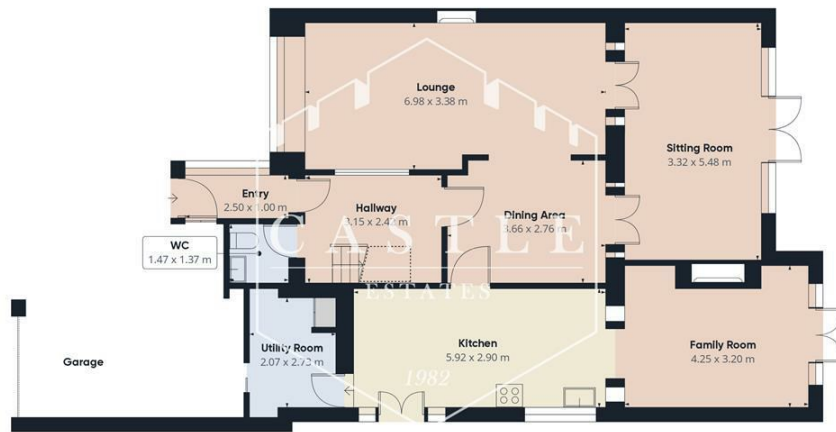
66 → 75

### Environmental Impact (CO<sub>2</sub>) Rating

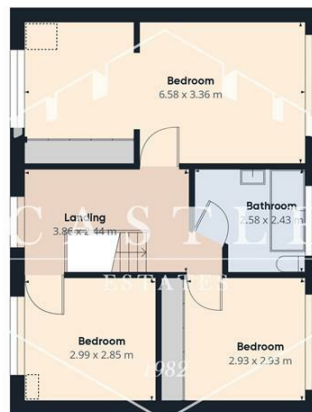
|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |
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| (81-91) <b>B</b>   |                            |   |
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Floor 0



Floor 1



## **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

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