

# CASTLE ESTATES

1982

**A MOST STUNNING THREE BEDROOMED DETACHED FAMILY RESIDENCE FINISHED OFF TO A VERY HIGH STANDARD WITH PARKING AND PRIVATE REAR GARDEN SITUATED IN THE HEART OF OLD BURBAGE VILLAGE**



**1B WINDSOR STREET  
BURBAGE LE10 2EE**

**Offers In Excess Of £425,000**

- Impressive Entrance Hall
- Cosy Lounge With Log Burner
- Guest Cloakroom
- Two Further Double Bedrooms
- Parking For 2/3 Cars & Garage
- Beautifully Presented Open Plan Kitchen Diner
- Separate Snug/Office
- Master Bedroom With Dressing Area & Ensuite
- Stunning Family Bathroom
- Private Lawned Rear Garden



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This most stunning detached family residence has been finished off to a very high standard. Viewing is essential to fully appreciate its spacious accommodation, highest quality fixtures and fittings.

The accommodation boasts impressive entrance hall with guest cloakroom off, separate snug/office, superb open plan kitchen diner with bi-fold doors opening onto rear garden and leading in to a cosy lounge. To the first floor there is a master bedroom with walk in dressing area and ensuite shower room, two further double bedrooms and a luxury fitted family bathroom. Outside the property has ample off road parking, garage and a private easy to maintain rear garden.

It is situated in a most sought after location within the conservation area of old Burbage, therefore, close to all local amenities. Those wishing to commute will find easy access to the A5, M69 junctions making travelling to further afield excellent.

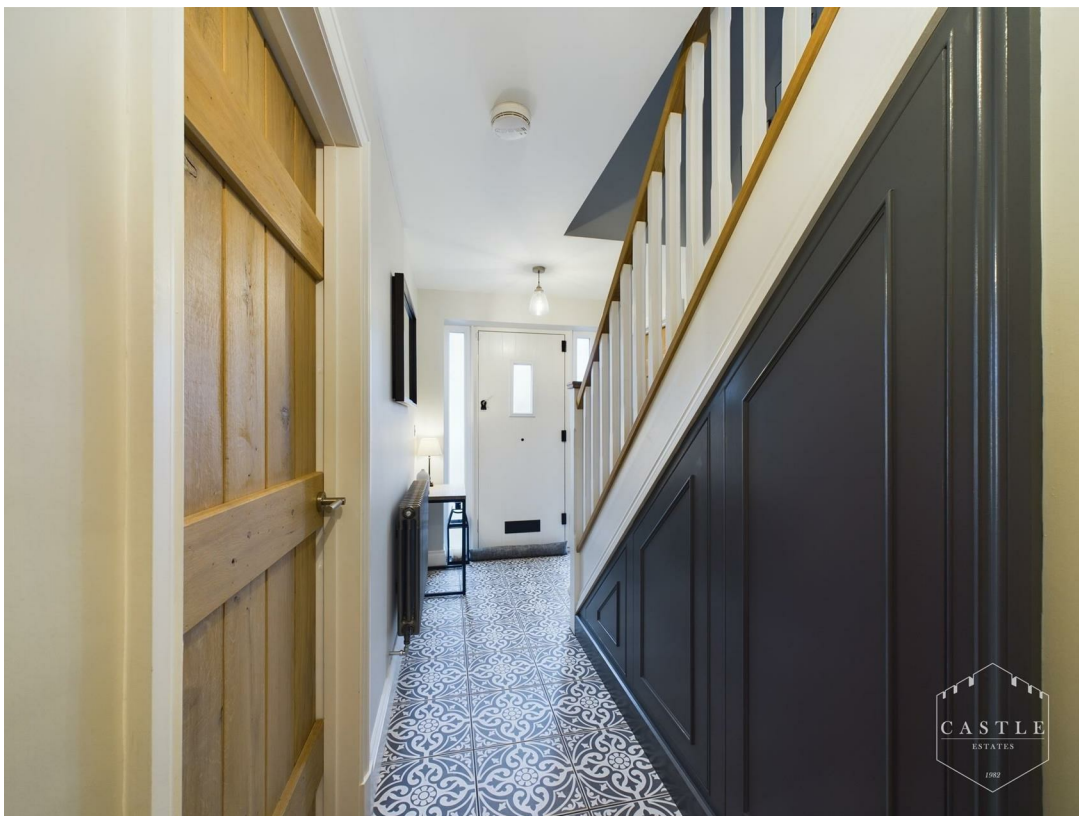
More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B (Freehold)

## ENTRANCE HALL

Having composite front door, contemporary ceramic tiled flooring, central heating radiator, feature staircase to the first floor landing with bespoke under stairs storage cupboard with oak door.



## GUEST CLOAKROOM

5'10" x 3'3" (1.8m x 1m )

Having low level w.c., wall mounted cabinet with wash hand basin and mixer tap, contemporary ceramic tiled flooring, half panelled walls, LED lighting, extractor fan and upvc double glazed window with obscure glass.





## SNUG/OFFICE

11'1" x 9'6" (3.4m x 2.9m )

Having oak flooring, feature panelled wall, central heating radiator, LED lighting and upvc double glazed window to front with fitted French style shutters.



## OPEN PLAN KITCHEN DINER

25'11" x 9'2" (7.9m x 2.8m )

Having an excellent range of dark blue and contrasting off white Shaker style units including base units, drawers and wall cupboards, Quartz work surfaces and upstands, inset double Belfast sink with chrome mixer tap, integrated rangemaster oven with six ring gas hob, integrated fridge freezer, integrated dishwasher, Quartz breakfast bar with seating area, ceramic tiled flooring, LED lighting, central heating radiator, upvc double glazed window to rear and upvc double glazed bi-fold doors opening onto landscaped rear garden. Opening through to Lounge.



OPEN PLAN KITCHEN DINER



OPEN PLAN KITCHEN DINER





## OPEN PLAN KITCHEN DINER



## LOUNGE

14'5" x 9'2" (4.4m x 2.8m )

Having feature oak fireplace with log burner and tiled hearth, herringbone oak flooring, bespoke fitted TV unit, central heating radiator, tv aerial point, LED lighting and upvc double glazed window to front with fitted French style shutters.



## FIRST FLOOR LANDING

Having central heating radiator, LED spot lighting and access to the part boarded roof space with drop down ladder and light.

## MASTER BEDROOM

15'1" x 9'6" (4.6m x 2.9m )

Having feature panelled wall, LED spot lighting, central heating radiator and upvc double glazed window to front with fitted French style shutters.



## WALK IN DRESSING AREA

5'10" x 4'11" (1.8m x 1.5m)

Having range of fitted wardrobes and drawers.

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## ENSUITE SHOWER ROOM

8'10" x 5'2" (2.7m x 1.6m )

Having double shower cubicle with rain shower over, integrated low level w.c. and vanity unit with wash hand basin, chrome ladder style heated towel rail and LED lighting.



## BEDROOM TWO

12'9" x 8'10" (3.9m x 2.7m )

Having central heating radiator, bespoke fitted wardrobes, LED lighting and upvc double glazed window to front with fitted French style shutters.



### BEDROOM THREE

13'1" x 7'10" (4m x 2.4m )

Having feature panelled wall, LED lighting, central heating radiator and upvc double glazed window to rear with fitted French style shutters.



### BATHROOM

8'10" x 6'10" (2.7m x 2.1m)

Having freestanding slipper bath with chrome mixer tap and handheld shower, vanity unit with wash hand basin and chrome mixer tap, low level w.c., chrome ladder style heated towel rail, LED lighting, contemporary tiled walls and flooring.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

## **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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