

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FIVE/SIX BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION



**11 BROADSWORD WAY
BURBAGE LE10 2QL**

Offers In The Region Of £575,000

- Entrance Hall & Guest Cloakroom
- Family Room/Bedroom 5 With Wet Room Off
- Ground Floor Study/Bedroom 6
- Four Further Good Sized Bedrooms
- Ample Parking & Garage/Workshop
- Attractive Lounge
- Large Living Kitchen & Utility Off
- Master Bedroom & Ensuite
- Modern Family Bathroom
- Private Mature Rear Garden



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VIEWING

By arrangement through the Agents.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band F (Freehold).

ENTRANCE HALL

20'11" x 5'6" (6.4m x 1.7m)

having composite double glazed front door and side window, solid oak strip flooring, central heating radiator, alarm control panel and storage cupboard with shelving. Spindle balustraded staircase to the first floor landing.



GUEST CLOAKROOM

having integrated low level w.c., corner wash hand basin, extractor fan and gloss ceramic tiled flooring.

LOUNGE

17'8" x 12'1" (5.4m x 3.7m)

having feature brick fireplace with log burning stove, concertina radiators, feature panel walling and wall mounted integrated tv.



LOUNGE



FAMILY ROOM/BEDROOM FIVE

17'0" x 14'9" (5.18m x 4.50m)

having two central heating radiators and solid oak flooring.



WET ROOM

having black power shower with handheld attachment, wash hand basin with black tap, extractor fan, inset ceiling lighting, fully tiled walls and floor.



LIVING KITCHEN

23'3" x 21'11" (7.1m x 6.7m)

having a range of contemporary grey coloured units including ample base units, drawers and wall cupboards, matching granite work surfaces and upstand, built in rangemaster cooker with two ovens, grill, five ring gas and hot plate, inset sink with mixer tap and rinsing bowl, integrated dishwasher, laminated slate effect flooring, inset LED lighting, space for american style fridge freezer and a range of bi-fold doors opening onto the rear garden.



LIVING KITCHEN



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UTILITY ROOM

8'6" x 7'6" (2.6m x 2.3m)

having a range of grey contemporary units including granite work surfaces and upstands, space and plumbing for washing machine, space for tumble dryer, laminated slate effect flooring, central heating radiator, built in storage understairs, gas fired boiler for central heating and domestic hot water.

STUDY/BEDROOM SIX

10'9" x 10'2" (3.3m x 3.1m)

having central heating radiator, solid wood strip flooring and double doors opening onto the rear garden.



FIRST FLOOR LANDING

having spindle balustrading, access to the roof space with drop down ladder, built in airing cupboard housing the hot water cylinder.

MASTER BEDROOM

15'1" x 14'5" (4.6m x 4.4m)

having laminated dark wood effect flooring, built in wardrobes and concertina central heating radiator.



ENSUITE SHOWER ROOM

having fully tiled shower cubicle, low level w.c., vanity unit with wash hand basin, integrated cupboards and ladder style heated towel rail.



BEDROOM TWO

14'1" x 11'9" (4.3m x 3.6m)

having two double built in wardrobes and central heating radiator.



BEDROOM THREE

11'9" x 12'5" (3.6m x 3.8m)

having built in single wardrobe and central heating radiator.



BEDROOM FOUR

9'10" x 11'9" (3m x 3.6m)

having two built in wardrobes and central heating radiator.



BATHROOM

9'2" x 6'6" (2.8m x 2m)

having white suite including double ended bath with mixer, low level w.c., vanity unit with wash hand basin, chrome ladder style heated towel rail, laminated wood effect flooring, inset LED lighting and extractor fan.



BATHROOM



OUTSIDE


There is direct vehicular access over a block paved driveway with ample off road parking. Rear vehicular access off Troon Way to a LARGE GARAGE/WORKSHOP. A walled and fenced rear garden with raised lawn, patio area, flower borders, summer house and lean to TERRACE AREA with lighting, heating, decking and hot tub.




OUTSIDE - TERRACE AREA



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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
