

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER VILLAGE LOCATION



**114B COVENTRY ROAD
BURBAGE LE10 2HR**

Offers In The Region Of £630,000

- Impressive Entrance Hall & Guest Cloakroom
- Garden Room
- Useful Study
- Three Further Double Bedrooms
- Large Driveway & Double Garage
- Spacious Lounge
- Well Fitted Country Style Dining Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Beautifully Landscaped Gardens



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

This beautifully presented, individually designed and built detached family residence must be viewed to fully appreciate its size, wealth of attractive, quality fixtures and fittings.

The accommodation boasts impressive entrance hall, spacious lounge, superb Shaker style kitchen with integrated appliances, light and airy garden room, useful study and guest cloakroom. To the first floor there is a master bedroom with ensuite, three further double bedrooms and a modern family bathroom. Outside the property has ample off road parking leading to double garage and a beautiful private landscaped rear garden.

It is situated in a popular non estate position, ideal for persons wishing to commute via the A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas. Burbage village centre is approximately three quarters of a mile away with its range of shops, schools and amenities.

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

COUNCIL TAX BAND & TENURE

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

IMPRESSIVE HALL

17'4" x 7'2" (5.3m x 2.2m)

having upvc double glazed front door with side windows, oak effect flooring, central heating radiator and solid oak doors opening through Dining Kitchen. Staircase leading to First Floor Landing.



IMPRESSIVE HALL



DINING KITCHEN

24'3" x 11'9" (7.4m x 3.6m)

having an excellent range of cream shaker style units including ample base units, drawers and wall cupboards, contrasting granite work surfaces and cream ceramic tiled splashbacks, inset sink with chrome mixer tap, built in oven and microwave, six ring gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine and tumble dryer, matching island unit with seating, oak effect flooring, inset LED lighting, upvc double glazed window to rear garden and upvc double glazed door to side. Upvc double glazed French doors opening onto the rear garden.



DINING KITCHEN



DINING KITCHEN



LOUNGE

17'8" x 14'1" (5.4m x 4.3m)

having feature log burner with slate hearth and beam over, central heating radiator, tv aerial point, plaster covered ceiling and upvc double glazed bay window to front. Upvc double glazed doors opening onto Garden Room.



LOUNGE



GARDEN ROOM

13'7" x 11'9" (4.15m x 3.6m)

having bamboo flooring, inset LED lighting, designer vertical central heating radiator and velux sky light. Dark grey bi-fold doors opening onto the rear garden.



GARDEN ROOM



GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin with chrome mixer tap and central heating radiator.



STUDY

10'2" x 6'10" (3.1m x 2.1m)

having oak effect flooring, central heating radiator, covered ceiling and upvc double glazed window to side.



FIRST FLOOR LANDING

16'4" x 5'10" (5m x 1.8m)

having feature balustrading, coved ceiling and upvc double glazed window.

MASTER BEDROOM

17'8" x 11'5" (5.4m x 3.5m)

having fitted wardrobes, two central heating radiators, coved ceiling, tv aerial point, upvc double glazed windows to front and rear.



MASTER BEDROOM



ENSUITE

having low level w.c., pedestal wash hand basin, shower cubicle with chrome rain shower over and handheld, inset LED lighting ceramic tiled walls and chrome heated towel rail.



ENSUITE



BEDROOM TWO

12'9" x 10'2" (3.9m x 3.1m)

having central heating radiator, oak effect flooring and upvc double glazed window to side.



BEDROOM THREE

11'9" x 11'5" (3.6m x 3.5m)

having fitted wardrobes, central heating radiator and upvc double glazed window to rear.



BEDROOM FOUR

10'9" x 7'6" (3.3m x 2.3m)

having central heating radiator, useful built in storage cupboard and upvc double glazed window to rear.



BATHROOM

having modern suite including low level w.c., pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and rain shower over, LED lighting, chrome ladder style heated towel and ceramic tiled splashbacks.



OUTSIDE

A private driveway off Coventry Road leading down to the property. A block paved driveway with standing for numerous cars and DOUBLE GARAGE (5.25m x 4.92m) has been converted with plastered and painted walls, laminated flooring, power, light and rear upvc double glazed door to garden. Pedestrian access to a beautifully maintained rear garden with lawn and patio areas, mature trees, flower and borders, well fenced and hedged boundaries.




OUTSIDE




AERIAL VIEW





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	77
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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	



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
