

CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED DETACHED FAMILY RESIDENCE
SITUATED IN A POPULAR AND CONVENIENT LOCATION**



30 PLUM CRESCENT BURBAGE LE10 2NW

Offers In The Region Of £330,000

- Entrance Hall
- Well Fitted Dining Kitchen
- Master Bedrom With Ensuite
- Family Bathroom
- Well Tended Gardens
- Spacious Lounge
- Guest Cloakroom
- Two Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented detached family residence must be viewed internally to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts entrance hall with guest cloakroom, attractive lounge and a well fitted kitchen. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and a family bathroom. Outside the property benefits from car parking for two cars leading to a garage and landscaped gardens.

It is situated in popular and quiet crescent location, convenient for both Burbage and Hinckley centres with their range of shops, schools and 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 D

ENTRANCE HALL

14'1" x 6'2" (4.3m x 1.9m)

having composite double glazed front door and window, central heating radiator, oak effect laminated flooring and alarm control panel. Spindle balustraded staircase to the first floor landing.



GUEST CLOAKROOM

having low level w.c., wash hand basin with chrome mixer tap, central heating radiator, oak effect laminated flooring, built in shelving and cupboard space and upvc double glazed window.



LOUNGE

18'4" x 10'2" (5.6m x 3.1m)

having upvc double glazed window to front, two central heating radiator, oak effect laminated wood flooring. Upvc double glazed French doors opening onto the rear garden.



LOUNGE



DINING KITCHEN

18'4" x 8'10" (5.6m x 2.7m)

having an excellent range of fitted solid oak base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset single drainer sink with chrome mixer tap, built in electric oven, four ring gas hob, integrated dishwasher, space and plumbing for washing machine, space for American style fridge freezer, built in microwave, central heating radiator, oak effect laminated flooring, upvc double glazed window to front and upvc double glazed French doors opening onto the rear garden.



DINING KITCHEN



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FIRST FLOOR LANDING

having spindle balustrading and access to the roof space.



MASTER BEDROOM

14'1" x 10'5" (4.3m x 3.2m)

having built in mirror fronted wardrobes, built in storage cupboard, central heating radiator and upvc double glazed window



ENSUITE SHOWER ROOM

having double shower cubicle with chrome rain shower over and attachments, low level w.c., pedestal wash hand basin, chrome ladder style heated towel rail, ceramic tiled flooring and splashbacks.



BEDROOM TWO

9'6" x 9'2" (2.9m x 2.8m)

having central heating radiator and upvc double glazed window.



BEDROOM THREE

9'2" x 8'6" (2.8m x 2.6m)

having central heating radiator and upvc double glazed window.



BATHROOM

8'2" x 6'2" (2.5m x 1.9m)

having white suite including panelled bath, low level w.c., pedestal wash hand basin, chrome ladder style heated towel rail, oak effect laminated flooring, extractor fan and ceramic tiled splashbacks.



OUTSIDE

Hedged foregarden to front. Direct vehicular access over a driveway with standing for several cars leading to GARAGE with up and over door, side personal door, power and light. Side pedestrian access to a well landscaped rear garden with patio area, artificial lawn, raised beds, well fenced and brick boundaries.



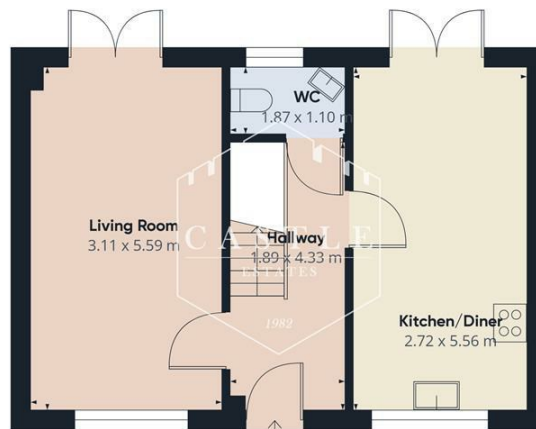
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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	

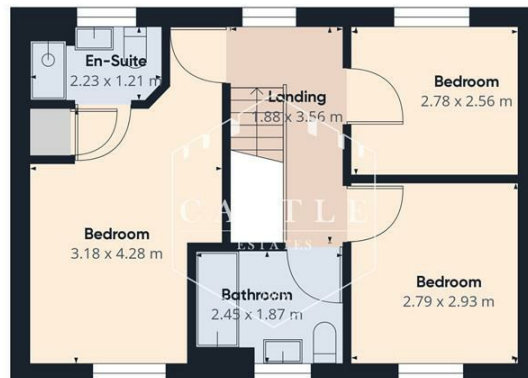
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) 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
