

CASTLE ESTATES

1982

A FULLY REFURBISHED AND BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED BUNGALOW STANDING ON AN IMPRESSIVE SIZED PLOT SITUATED IN SOUGHT AFTER AND CONVENIENT LOCATION



**30 HILLSIDE ROAD
BURBAGE LE10 2LX**
Offers Over £400,000

- FULLY RENOVATED - NO CHAIN
- Spacious Lounge
- Two Double Bedrooms & Further Good Sized Bedroom/Study
- Private Parking For Numerous Cars
- Private Lawned Gardens
- Impressive Sized Plot with 2 driveways
- Contemporary Fitted Dining Kitchen
- Contemporary Fitted Shower Room
- Brick Built Garage
- Sought After Quiet Residential Location



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VIEWING

By arrangement through the Agents.

DESCRIPTION

A rare opportunity to purchase a beautifully presented, fully refurbished to a high standard and greatly improved detached family bungalow standing on a sizeable plot with parking for numerous cars, garage and private wrap around gardens. Situated in a quiet, yet convenient location. Viewing is essential.

The accommodation boasts entrance porch leading to spacious lounge, contemporary fitted dining kitchen with integrated appliances, contemporary fitted shower room and three good sized bedrooms.

It is situated in a most sought after non estate location, convenient for Burbage village centre and its shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very convenient.

More specifically the gas fired centrally heated (newly installed boiler) and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold)

ENTRANCE PORCH

having composite double glazed front door, upvc double glazed side window and oak effect flooring. Solid oak door to Spacious Lounge.



SPACIOUS LOUNGE

17'8" x 16'8" (5.4m x 5.1m)

having feature fireplace, oak effect flooring, central heating radiators, triple aspect UPVC double glazed windows to front and side. Solid oak double doors opening into Dining Area.



SPACIOUS LOUNGE



SPACIOUS LOUNGE



DINING KITCHEN - DINING AREA

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

having oak effect flooring, central heating radiator and upvc double glazed window to side. Square archway leading to Kitchen Area.



DINING KITCHEN - KITCHEN AREA

having an attractive range of light grey and indigo blue shaker style units including ample base units, drawers and wall cupboards, grey marble effect work surfaces and splashbacks, composite one and a half bowl sink with brushed satin tap, built in oven with four ring gas hob and cooker hood over, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, LED inset lighting, breakfast bar with seating, newly installed gas fired combination boiler for central heating and domestic hot water. Upvc double glazed windows to side and door opening onto side, Porcelain tiled flooring.



DINING KITCHEN - KITCHEN AREA



DINING KITCHEN - KITCHEN AREA



INNER HALL

10'9" x 2'11" (3.3m x 0.90m)
having oak effect flooring.

BEDROOM THREE/STUDY

11'1" x 5'10" (3.4m x 1.8m)

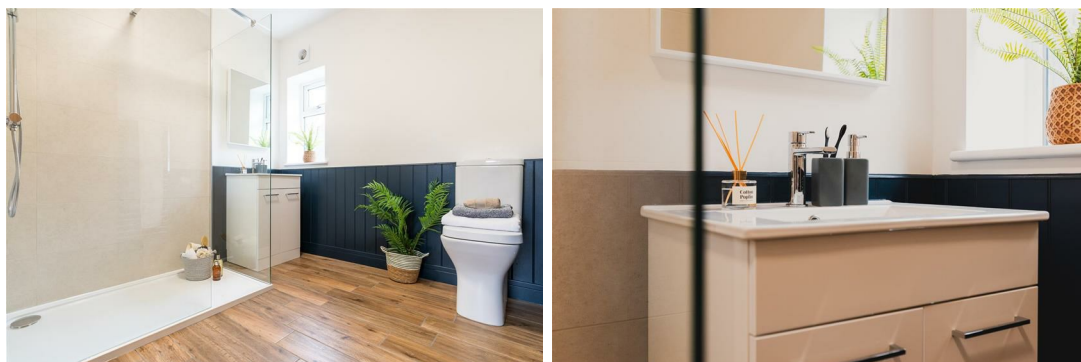
having central heating radiator and upvc double glazed window to side.



SHOWER ROOM

7'10" x 7'10" (2.4m x 2.4m)

having contemporary suite including white low level w.c., vanity unit with integrated sink and chrome mixer tap, double fully tiled shower cubicle with handheld shower and rain shower over, indigo blue half panelled walling, chrome ladder style heated towel rail and porcelain tiled floor.



BEDROOM ONE

15'5" x 7'10" (4.7m x 2.4m)

having solid oak door, central heating radiator, dual aspect upvc double glazed windows to side and rear.



BEDROOM TWO

12'1" x 9'2" (3.7m x 2.8m)

having solid oak door, central heating radiator, upvc double glazed window to side and upvc double glazed French doors opening onto rear garden.



BEDROOM TWO - GARDEN VIEW

OUTSIDE

The property has a contemporary feel with silicone rendering to the outside, There is direct vehicular access over a gravelled driveway with parking for up to three cars. Rear access to further parking over a tarmac driveway leading to GARAGE with up and over door. Lovely and private gardens which wrap around the property with mature lawns, shrubs, trees and landscaped areas, well fenced and hedged borders and having a newly laid private patio area. Garden Shed Store.



OUTSIDE



OUTSIDE



OUTSIDE

OUTSIDE



OUTSIDE




OUTSIDE




OUTSIDE - AERIAL VIEW

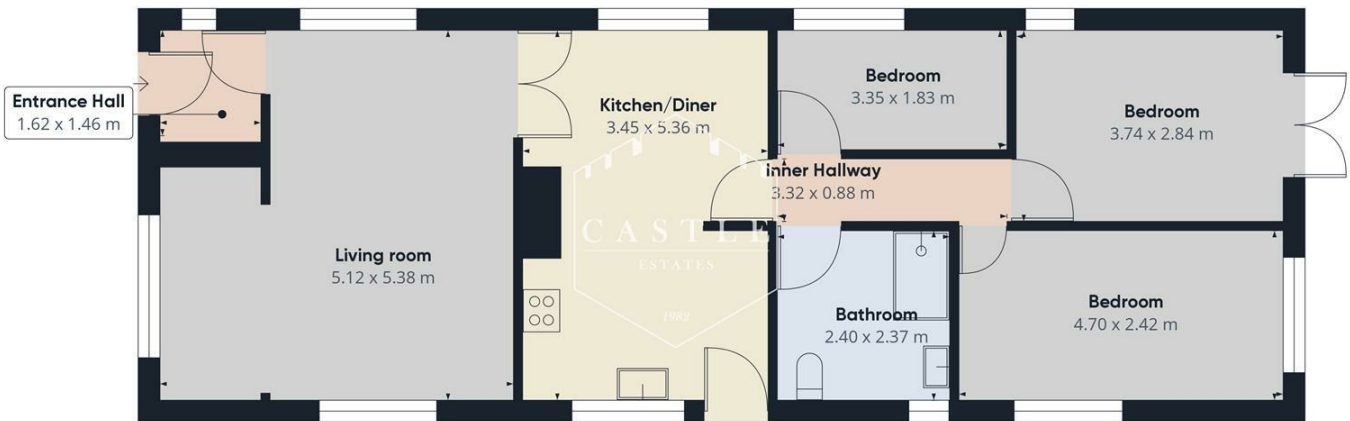
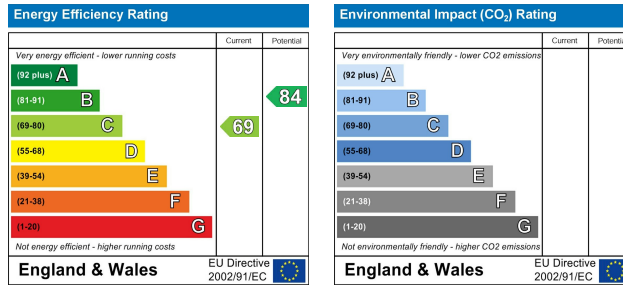


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	



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
