

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A HIGHLY POPULAR BURBAGE VILLAGE LOCATION



**7 PASSCHENDAELE DRIVE
BURBAGE LE10 2FP**

Offers In The Region Of £500,000

- Impressive Entrance Hall
- Sizeable Family Room/Snug
- Utility Room & Guest Cloakroom
- Four Generously Sized Bedrooms
- Ample Off Road Parking
- Beautiful Lounge
- Superb Breakfast Kitchen With Living Area
- Master Bedroom With Luxury Ensuite
- Contemporary Family Bathroom
- Well Tended Lawned Rear Garden



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



VIEWING

DESCRIPTION

This beautifully presented, extended and much improved detached family residence must be viewed to fully appreciate its sizeable accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts impressive hall, beautiful lounge, spacious family room/snug, superb breakfast kitchen with living area and bi-fold doors opening onto garden, utility room and guest cloakroom. To the first floor there is a master bedroom with luxury ensuite, three further good sized bedrooms and a contemporary fitted family bathroom. Outside the property has ample off road parking and well tended lawned rear garden.

The property was built by Redrow Homes in 2019 and benefits from the remainder of the property NHBC warranty. 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 E (Freehold)

ENTRANCE HALL

having composite door, alarm control panel, central heating radiator and Nest wall thermostat. Feature staircase to the First Floor Landing.



LOUNGE

16'9" x 11'1" (5.13m x 3.38m)

having feature half height panelled walls, coved ceiling, central heating radiator, tv aerial point and upvc double glazed window to front.



LOUNGE



FAMILY ROOM/SNUG

18'4" x 9'8" (5.61m x 2.97m)

having herringbone flooring, feature half height panelled walls, LED lighting, central heating radiator, tv aerial point,built in media wall with down lighting and upvc double glazed window to front.



FAMILY ROOM/SNUG



BREAKFAST KITCHEN - Kitchen Area

14'11" x 13'8" (4.55m x 4.17m)

having newly fitted Shaker style units including excellent range of base units, drawers and wall cupboards, white Quartz work surfaces and inset sink with drainer and mixer tap, insinkerator for food waste, built in double oven and microwave, gas hob with cooker hood over, large matching island unit with further storage beneath and feature lighting over, integrated dishwasher, space for American style fridge freezer, LED inset lighting, feature half height panelled wall, central heating radiator.







BREAKFAST KITCHEN - Living Area

15'4" x 11'1" (4.68m x 3.39m)

having two velux roof lights, inset LED lighting and upvc double glazed bi-fold doors opening onto rear garden. Built in bluetooth speakers.



UTILITY ROOM

10'1" x 5'8" (3.08m x 1.74m)

having range of fitted base units, drawers and wall cupboards, matching work surfaces and inset sink with drainer with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer, cloaks cupboard, central heating radiator and composite door with double glazed obscure glass to rear.



GUEST CLOAKROOM

5'7" x 3'5" (1.71m x 1.05m)

having low level w.c., corner wash hand basin with chrome mixer tap, central heating radiator, inset LED lighting and upvc double glazed window to rear with obscure glass.



FIRST FLOOR LANDING

having access to the fully insulated and part boarded roof space, spindle balustrading, central heating radiator, feature half height panelled walls and upvc double glazed window to rear.



MASTER BEDROOM

11'2" x 10'11" (3.42m x 3.35m)

having built in bespoke mirror fronted wardrobes, Nest wall mounted thermostat, central heating radiator, tv aerial point, feature panelled wall and upvc double glazed window to front.



MASTER BEDROOM



ENSUITE SHOWER ROOM

6'10" x 5'1" (2.09m x 1.57m)

having contemporary suite including low level w.c., feature bowl basin with chrome mixer tap and vanity drawers beneath, large shower cubicle with mains fed shower over, extractor fan, shaver point, inset LED lighting, heated towel rail and upvc double glazed window to front with obscure glass,



BEDROOM TWO

10'11" x 10'4" (3.34m x 3.17m)

having built in bespoke double wardrobes, central heating radiator, feature panelled wall and upvc double glazed window to rear.



BEDROOM THREE

10'11" x 10'5" (3.33m x 3.20m)

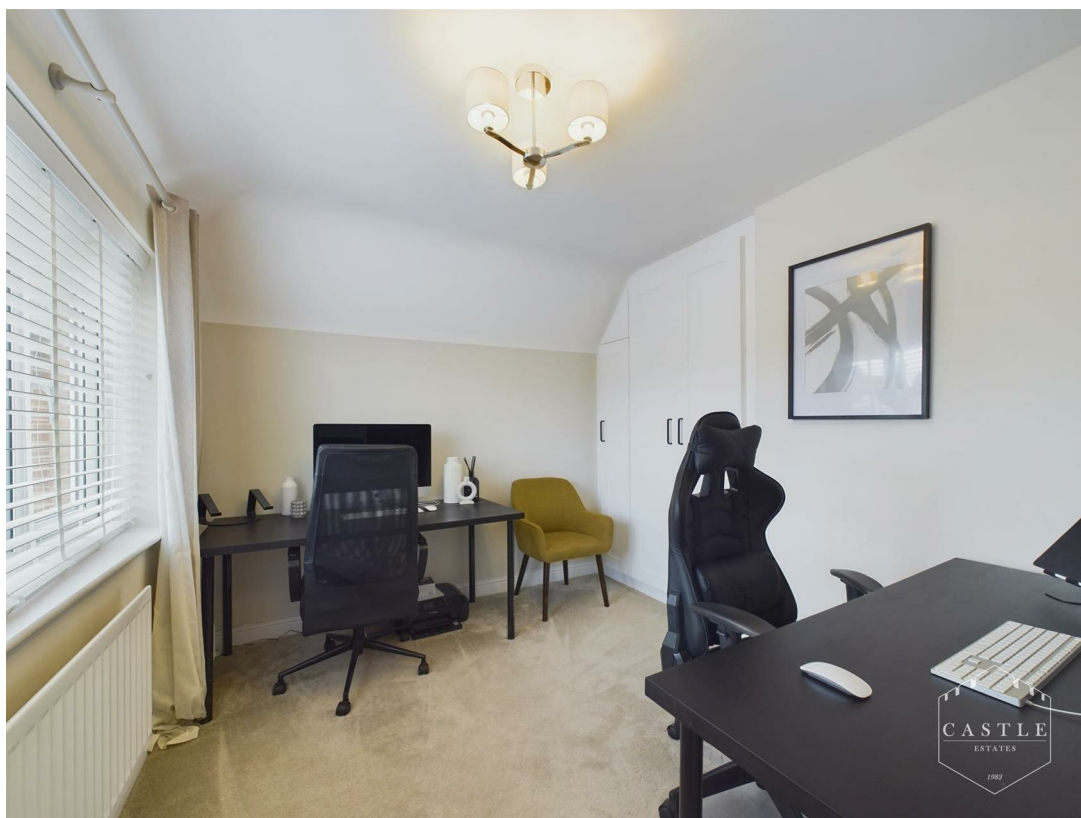
having built in bespoke triple wardrobes and dressing table space, feature panelled wall, central heating radiator and upvc double glazed window to front.



BEDROOM FOUR

10'3" x 8'7" (3.14m x 2.64m)

having built in bespoke wardrobes, central heating radiator and upvc double glazed window to rear.



BATHROOM

having contemporary white suite including panelled bath with chrome shower over and glass screen, feature bowl basin with chrome mixer tap and vanity drawers beneath, low level w.c., ceramic tiled splashbacks, chrome heated towel rail and inset LED lighting.



OUTSIDE

There is direct vehicular access over a driveway with standing for two cars. Pedestrian access to a fully enclosed rear garden with patio area, lawn, large seating decked area and well fenced boundaries. Garden shed for storage and feature lighting.



OUTSIDE



Energy Efficiency Rating

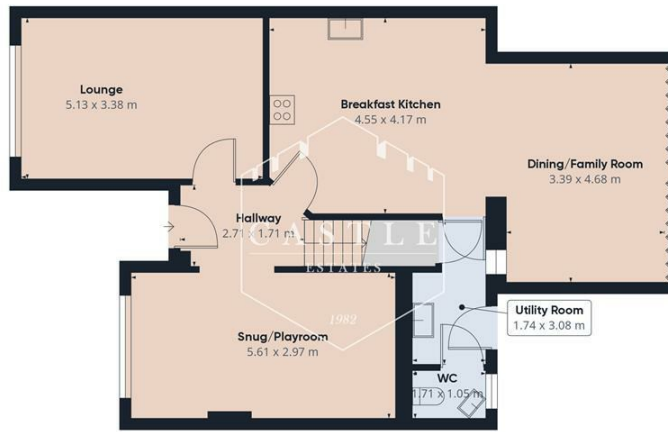
| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 93 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
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| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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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
