

CASTLE ESTATES

1982

A STUNNING FOUR BEDROOMED DETACHED BUNGALOW WITH LARGE DRIVEWAY, GARAGE AND BEAUTIFULLY MAINTAINED PRIVATE REAR GARDEN



172 BROOKSIDE BURBAGE LE10 2TW

Offers In The Region Of £575,000

- Spacious Hall
- Attractive Lounge
- Three En-suites
- Ample Off Road Parking & Garage
- Sought After Popular Location
- Modern Open Plan Living Kitchen
- Four Double Bedrooms
- Separate W.C. and Utility Room
- Beautifully Tended Private Gardens
- SHOW HOME STANDARD - VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This beautifully presented and much improved detached family sized bungalow must be viewed internally to fully appreciate its wealth of highest quality fixtures and fittings. Viewing is essential.

The accommodation boasts spacious hall with guest cloakroom off, attractive lounge, superb open plan living kitchen with integrated appliances and doors opening onto the rear garden as well as a useful utility room. There are four good sized bedrooms off which three have their own ensuite facilities. Outside the property has ample off road parking, integral garage and private landscaped gardens.

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

35'9" max x 3'3" (10.9m max x 1m)

having upvc double glazed front door and side windows, ceramic tiled flooring, central heating radiator, built in cloaks cupboard housing the meters, further storage cupboard with shelving, access to the boarded roof space with drop down ladder and housing the gas fired boiler for central heating and domestic hot water.



ENTRANCE HALL



GUEST CLOAKROOM

having low level w.c., vanity unit with sink and chrome mixer tap, LED lighting, central heating radiator, ceramic tiled floor and half tiled walls.



MASTER BEDROOM

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

having range of fitted furniture including wardrobes and fitted drawers, tv aerial point, central heating radiator and upvc double glazed windows to front and side with fitted blinds.



ENSUITE BATHROOM

having contemporary suite including feature roll top bath with chrome mixer tap and handheld shower, double walk in shower cubicle with chrome shower over, pedestal wash hand basin with chrome mixer tap, low level w.c., chrome ladder style heated towel rail, fitted vanity cupboards and drawers, LED lighting, ceramic tiled floor and half tiled walls.



ENSUITE BATHROOM



BEDROOM TWO

13'9" x 9'10" (4.2m x 3m)

having range of fitted furniture including wardrobes, fitted drawers, bridging unit over the bed with inset lighting, tv aerial point and dressing area, central heating radiator, dual aspect upvc double glazed windows to side and front.



ENSUITE SHOWER ROOM

having contemporary fitted suite including double walk in shower cubicle with chrome shower over, pedestal wash hand basin, built in vanity cabinets, chrome ladder style heated towel rail, LED lighting, ceramic tiled floor and half tiled walls.



BEDROOM THREE

14'1" x 9'10" (4.3m x 3m)

having range of fitted furniture including wardrobes and fitted drawers, bridging unit over the bed with inset lighting, tv aerial point, central heating radiator and upvc double glazed window to side.



ENSUITE SHOWER ROOM

having contemporary fitted suite including double walk in shower cubicle with chrome shower over, pedestal wash hand basin, chrome ladder style heated towel rail, LED lighting, ceramic tiled floor and fully tiled walls.



BEDROOM FOUR

9'10" x 6'10" (3m x 2.1m)

having wood effect flooring, central heating radiator and upvc double glazed window.



LOUNGE

having feature inset wall mounted electric fireplace, two central heating radiators, wood effect flooring, tv aerial point, feature porthole window and upvc double glazed window to rear.



LOUNGE



OPEN PLAN LIVING KITCHEN - kitchen area

13'1" x 10'5" (4m x 3.2m)

having an excellent range of white gloss fitted units including ample base units, drawers and wall cupboards, black Quartz work surfaces and upstands, inset chrome sink, built in electric oven and microwave, island unit with gas hob and further cupboards, built in American style fridge freezer, two built in wine coolers, ceramic tiled flooring, LED lighting and upvc double glazed window to rear.



OPEN PLAN LIVING KITCHEN - kitchen area



OPEN PLAN LIVING KITCHEN - living area

16'8" x 11'1" (5.1m x 3.4m)

having central heating radiator, LED lighting, ceramic tiled flooring, upvc double glazed window to side and upvc double glazed French doors opening onto rear garden.



OPEN PLAN LIVING KITCHEN - living area



OPEN PLAN LIVING KITCHEN - living area



UTILITY ROOM

4'11" x 3'11" (1.5m x 1.2m)

having space and plumbing for washing machine, space for tumble dryer, fitted cupboards and LED lighting.

OUTSIDE

There is direct vehicular access over a tarmac driveway with parking for several cars leading to INTEGRAL GARAGE with electric door, power and light. Pedestrian access to a fully enclosed private rear garden with landscaped patio area and pergola, steps to lawned area with mature flower borders and shrubs, garden shed with upvc double glazed door, power and light and well fenced boundaries.



OUTSIDE




OUTSIDE



OUTSIDE




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	

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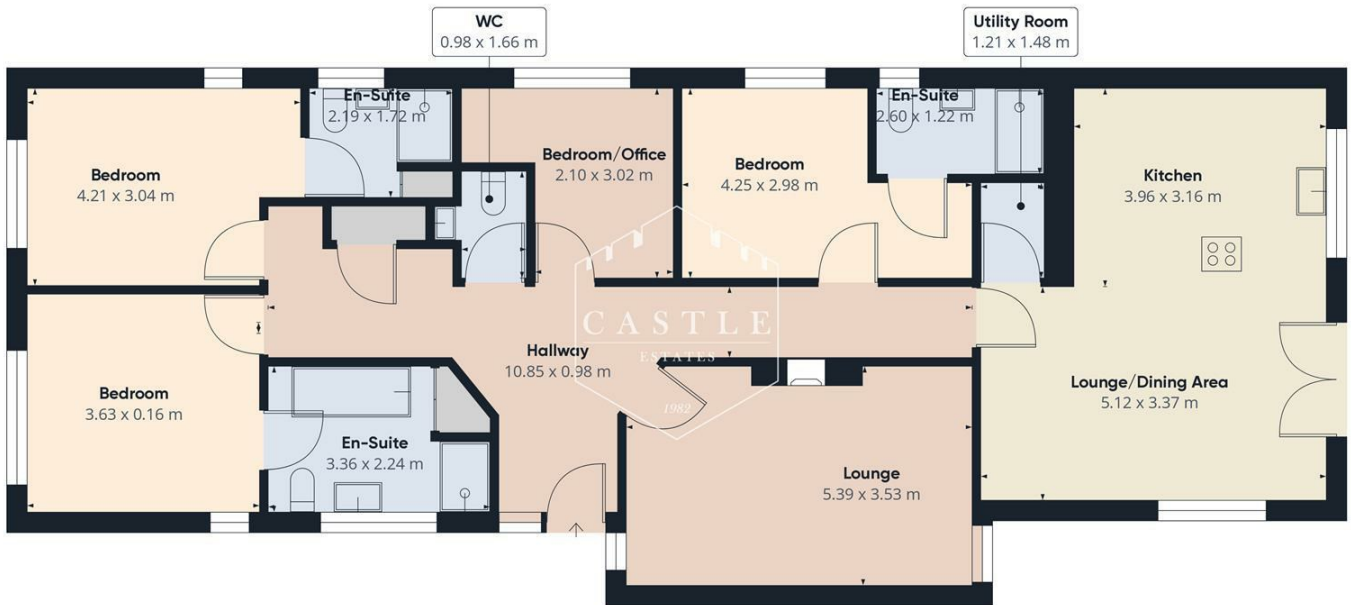
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Environmental Impact (CO₂) Rating

	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
