

# CASTLE ESTATES

1982

**A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH CARPORT, GARAGE AND LAWNED GARDENS SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION**



**10 THE RIDGEWAY  
BURBAGE LE10 2NR**  
**Offers Over £240,000**

- NO CHAIN - VIEWING ESSENTIAL
- Open Plan Lounge/Dining Room
- Two Double Bedrooms & Further Good Sized Bedroom
- Carport & Separate Garage
- Entrance Hall
- Well Fitted Kitchen
- Shower Room
- Lawned Front & Rear Gardens



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This spacious semi detached family residence has no chain and viewing is highly recommended.

The accommodation boasts entrance hall, open plan lounge/dining room opening onto the private rear garden and a well fitted kitchen. To the first floor there are three good sized bedrooms and a modern family shower room. Outside the property has ample off road parking for several cars, carport and detached garage, lawned gardens front and rear.

It is situated in a quiet location, a short distance from both Hinckley and Burbage centres with their shops, schools and amenities. Local shops are within easy walking distance including Doctors Surgery, Pharmacy and Newsagents. Commuting via the A47, A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

More specifically the gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

having upvc double glazed front door and window, central heating radiator and staircase leading to First Floor Landing.



**LOUNGE AREA**

15'1" x 11'9" (4.6m x 3.6m )

having dual aspect upvc double glazed windows to front, coved ceiling, central heating radiator, feature fireplace with wooden surround and electric fire. Opening through to Dining Area.



**LOUNGE AREA**



**DINING AREA**

8'10" x 7'10" (2.7m x 2.4m )

having central heating radiator, coved ceiling, laminated wood effect flooring, upvc double glazed windows and door opening onto rear garden.



## KITCHEN

10'2" x 8'6" (3.1m x 2.6m )

having range of Shaker style solid oak units including base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for fridge freezer, built in storage cupboard and upvc double glazed door opening onto rear garden.



**KITCHEN**



**FIRST FLOOR LANDING**

having laminated wood effect flooring, access to the roof space and upvc double glazed window to side.

**MASTER BEDROOM**

11'1" x 10'9" (3.4m x 3.3m)

having built in wardrobes, coved ceiling, central heating radiator and dual aspect upvc double glazed windows to front.



**BEDROOM TWO**

10'9" x 9'6" (3.3m x 2.9m )

having coved ceiling, central heating radiator and upvc double glazed window to rear.



**BEDROOM THREE**

8'2" x 7'2" (2.5m x 2.2m )

having built in storage cupboards, coved ceiling, central heating radiator and upvc double glazed window to front.





## SHOWER ROOM

having shower cubicle with electric shower over, low level w.c., pedestal wash hand basin, ceramic tiled walls, wood effect laminated flooring, chrome ladder style heated towel rail, built in storage cupboard and upvc double glazed window with obscure glass.



## OUTSIDE

There is mature lawned foregarden with trees and shrubs. Tarmac driveway leading to CARPORT with standing for several cars and GARAGE with up and over door, power and light. Private gate leading to a fully enclosed rear garden with patio area, lawn, garden pond, well fenced boundaries, mature trees and shrubs.



## OUTSIDE - CARPORT & GARAGE



## OUTSIDE - REAR ELEVATION




**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>86</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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			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

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