

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH SIZEABLE AND PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION



10 MARLBOROUGH CLOSE BURBAGE LE10 2AN

Price £625,000

- Impressive Entrance Hall
- Separate Family Room
- Matching Utility Room & Guest Cloakroom
- Two Contemporary Ensuites & Luxury Family Bathroom
- Sizeable & Private Mature Gardens
- Attractive Lounge
- Contemporary Open Plan Dining Kitchen
- Four Double Bedrooms
- Ample Off Road Parking & Garage
- Garden Room/Outer Office



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VIEWING

By arrangement through the Agents.

DESCRIPTION

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

The accommodation boasts of an impressive hall leading to an attractive lounge which opens into an open plan contemporary dining kitchen with quality integrated appliances and bi-fold doors opening onto the rear garden, family room, utility room and a guest cloakroom. To the first floor there is a master bedroom with ensuite dressing room and shower room, guest bedroom with ensuite shower room, two further double bedrooms and a luxury family bathroom. Outside the property stands on a good size plot with ample off road parking leading to an integral garage. The rear garden is private, well tended and enjoys the benefit of an outer office.

It is situated in one of Burbage's most sought after quiet cul-de-sac locations, convenient for all local shops, schools and amenities. Those wishing to commute will find easy access to the A5 and 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

Hinckley and Bosworth Borough Council - Band F

ENTRANCE HALL

18'0" x 8'2" (5.5m x 2.5m)

having upvc double glazed front door and side windows, Karndean wood effect flooring, designer central heating radiator, wall light points and useful under stairs storage cupboard.



DINING KITCHEN

19'8" x 11'5" (6m x 3.5m)

Open plan living/dining kitchen. Kitchen area having an excellent range of gloss cream contemporary units including base units, drawers and wall cupboards, matching granite work surface and ceramic tiled splashback, inset stainless steel sink with mixer tap and rinser bowl, integrated dishwasher, two NEFF built in ovens (one being a combi oven), Stoves 5 burner gas hob with extractor hood over, integrated fridge and freezer, LED inset lighting and designer central heating radiator, Karndean wood effect flooring.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



LOUNGE

13'1" x 12'1" - (24'7" total length into kitchen/d (4m x 3.7m - (7.5m total length into kitchen/dining)
having picture window overlooking the front, designer central heating radiator, Karndean wood effect flooring and upvc double glazed quadrable bi-fold doors opening onto the rear garden and patio. Square archway leading through to Kitchen.



FAMILY ROOM

15'8" x 13'1" (4.8m x 4m)
having architectural in-wall surround speakers, LED inset lighting and central heating radiator.



UTILITY ROOM

8'10" x 8'2" (2.7m x 2.5m)

having matching gloss cream units including work surfaces and inset single drainer sink with mixer tap, integrated washing machine and tumble dryer, designer central heating radiator, housing the gas fired boiler for central heating and domestic hot water.



GUEST CLOAKROOM

having contemporary white suite including integrated w.c. and wash hand basin, chrome ladder style heated towel rail, inset LED lighting and extractor fan.



REAR LOBBY

having cloaks and shelving. Fire door to Garage.

GARAGE

17'4" x 15'1" (5.3m x 4.6m)

having roller shutter electric door, power and light.

FIRST FLOOR LANDING

having LED inset lighting, access to the roof space with drop down ladder.



MASTER BEDROOM

11'5" x 11'1" (3.5m x 3.4m)

having central heating radiator.



DRESSING ROOM

8'6" x 7'2" (2.6m x 2.2m)

having access to the roof space.



ENSUITE SHOWER ROOM

9'2" x 6'2" (2.8m x 1.9m)

having contemporary white suite including twin wash hand basin with cupboards beneath and mirror, shaver point, integrated low level w.c., fully tiled shower cubicle with Mira shower over, chrome ladder style heated towel rail, LED inset lighting and extractor fan.



BEDROOM TWO

16'4" max - 11'1" min x 12'1" (5m max - 3.4m min x 3.7m)

having LED inset lighting and central heating radiator.

ENSUITE SHOWER ROOM

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

having contemporary suite including fully tiled shower cubicle, integrated low level w.c. and wash hand basin, chrome ladder style heated towel rail, LED inset lighting, medicine cabinet, black laminated flooring and extractor fan.



BEDROOM THREE

12'5" x 11'1" (3.8m x 3.4m)

having central heating radiator and LED inset lighting.



BEDROOM FOUR

11'9" x 7'2" (3.6m x 2.2m)

having central heating radiator and LED inset lighting.



BATHROOM

10'9" x 7'2" (3.3m x 2.2m)

having double ended large bath with integrated hot and cold water, double shower cubicle with drencher style shower, designer central heating radiator, heated towel rail, integrated wash hand basin and w.c., LED inset lighting, extractor fan, fully tiled walls and vinyl wood effect flooring.



BATHROOM



OUTSIDE

There is direct vehicular access over a chip stone driveway with standing for numerous cars leading to GARAGE. Pedestrian access to the side via gate leading to a private rear garden with patio area, sculptured lawn, decked area with lighting, mature trees, flower and shrub borders, well fenced boundaries, sitting area with fire pit, garden shed and OUTSIDE OFFICE (4.8m x 3.5m) having hard wired internet, sky connection and LED lighting.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE - OUTER OFFICE



OUTSIDE - AERIAL VIEW



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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	

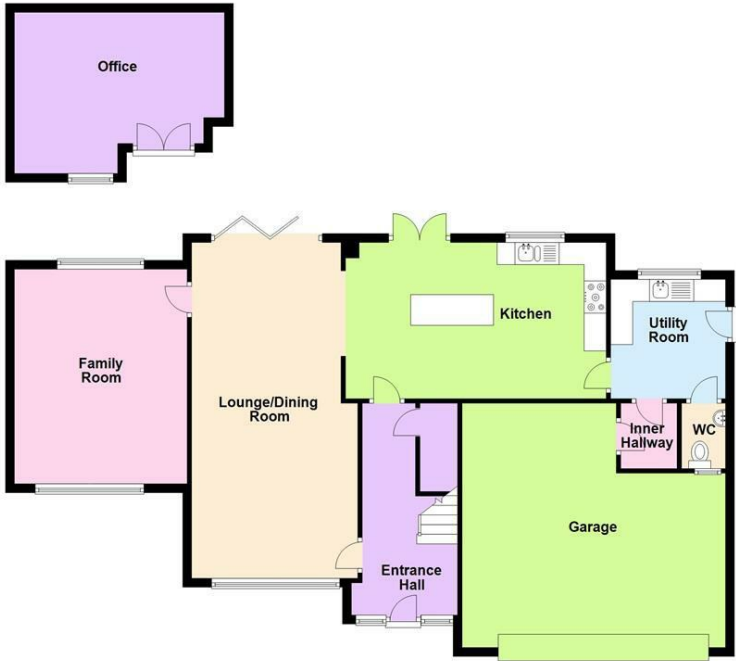
Environmental Impact (CO₂) Rating

	Current	Potential
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Ground Floor
Approx. 134.6 sq. metres (1448.9 sq. feet)



First Floor
Approx. 81.5 sq. metres (877.4 sq. feet)



Total area: approx. 216.1 sq. metres (2326.3 sq. feet)

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
