

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FOUR BEDROOMED LARGE SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED MATURE PLOT SITUATED IN THE HEART OF BURBAGE



**78 COVENTRY ROAD
BURBAGE LE10 2HR**
Offers Over £400,000

- Spacious Lounge
- Good Sized Dining Area
- Utility Room & Separate W.C.
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Separate Dining/Sitting Room
- Well Fitted Kitchen
- Master Bedroom With Shower & Wash Area
- Family Bathroom
- Mature Private Gardens With Summer House



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented and spacious semi detached family residence stands on a good sized mature plot with ample off road parking, garage and private lawned rear garden. Viewing is essential.

The accommodation boasts spacious lounge, separate dining/sitting room, good sized dining area opening through to a well fitted kitchen, utility room and a separate w.c. To the first floor there is a master bedroom with shower and wash area, three further good sized bedrooms and a family bathroom.

It is situated in a sought after non estate location 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 & TENURE

Hinckley and Bosworth Brough Council - Band D (Freehold).

LOUNGE

16'3" max x 11'7" max (4.97m max x 3.55m max)

having upvc double glazed front door with coloured leaded lights, upvc double glazed window to front, central heating radiator, feature fireplace wooden fireplace, tv aerial point, large floor to ceiling storage cupboards, picture rail, coved ceiling and wood effect laminated flooring. Staircase leading to First Floor Landing with useful extensive storage beneath.



LOUNGE



DINING/SITTING ROOM

16'4" x 8'10" (4.99m x 2.70m)

having central heating radiator, original herringbone flooring, picture rail, coved ceiling and two upvc double glazed windows (one to front and one to side elevation).



DINING AREA

11'6" x 8'4" (3.53m x 2.56m)

having wall mounted electric heater, feature panelled wall, storage cupboard, wood effect laminated flooring, picture rail, coved ceiling and double glazed patio door opening onto rear garden. Leading to Kitchen.



KITCHEN

11'9" x 8'9" (3.59m x 2.69m)

having range of fitted base units, drawers and wall cupboards, display cabinets, contrasting work surfaces and inset sink with drainer and chrome taps, space for fridge and freezer, space for gas cooker, built in wine rack, coved ceiling, quarry tiled flooring and upvc double glazed windows (one to front and one to side elevation).



KITCHEN



UTILITY ROOM

7'0" x 4'9" (2.15m x 1.47m)

having work surfaces with space and plumbing for washing machine and tumble dryer, two wall cupboards, central heating radiator, upvc double glazed window to side and composite door to rear garden.

SEPARATE W.C.

4'8" x 4'1" (1.44m x 1.27m)

having low level w.c., wash hand basin, central heating radiator and upvc double glazed window to side with obscure glass.

FIRST FLOOR LANDING

being currently used as an office having access to the roof space, floor to ceiling storage cupboard and upvc double glazed window to side.



MASTER BEDROOM

14'0" x 11'8" (4.28m x 3.58m)

having central heating radiator, herringbone flooring, dado rail, built low level w.c., wash hand basin and single tray shower cubicle with mains fed shower over, two upvc double glazed windows to rear and further upvc double glazed window to side.



BEDROOM TWO

9'9" x 8'10" (2.98m x 2.70m)

having built in wardrobes, picture rail, central heating radiator and upvc double glazed window to front.



BEDROOM TWO



BEDROOM THREE

11'8" x 9'7" (3.57m x 2.94m)

having central heating radiator, fitted desk with shelving over and upvc double glazed window to side.



BEDROOM FOUR

11'11" x 8'11" (3.64m x 2.74m)

having central heating radiator, picture rail and upvc double glazed window to rear.



BATHROOM

8'10" x 6'3" (2.70m x 1.92m)

having panelled bath with mains fed shower over, low level w.c., wash hand basin with chrome taps, ceramic tiled splashbacks, central heating radiator, airing cupboard housing the hot water cylinder and upvc double glazed window to front with obscure glass.



OUTSIDE

There is direct vehicular access over a block paved driveway with ample off road parking for several cars leading to CONCRETE GARAGE. Side pedestrian access to a sizeable, private and mature rear garden with patio area, lawn, ornamental pond and LARGE TIMBER WORK SHOP. Further vegetable garden with greenhouse.



OUTSIDE



OUTSIDE



OUTSIDE - SUMMER HOUSE




OUTSIDE - SUMMER HOUSE




AERIAL VIEW

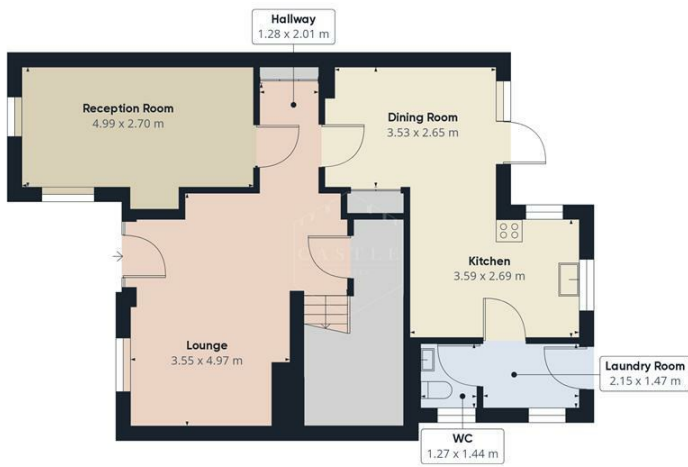
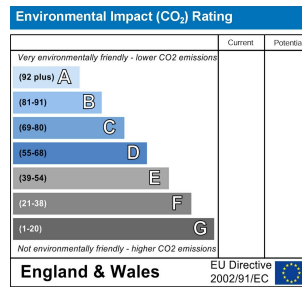
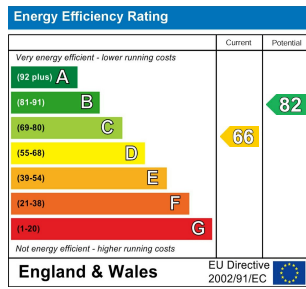


Energy Efficiency Rating

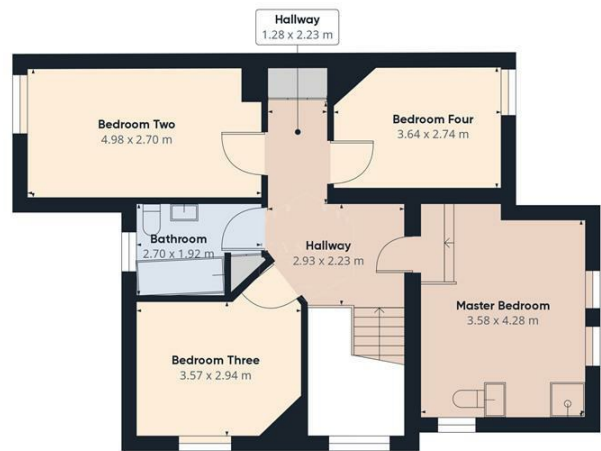
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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
