

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A LARGE CORNER PLOT WITH OPEN COUNTRYSIDE VIEWS IN A DESIRABLE VILLAGE LOCATION



**7 SHERBORNE ROAD
BURBAGE LE10 2BE**

Offers In The Region Of £630,000

- Hall With Guest Cloakroom Off
- Sitting/Family Room
- Sizeable Breakfast Kitchen & Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Spacious Lounge/Dining Room
- Useful Study
- Master Bedroom With Dressing Room & Ensuite
- Family Bathroom
- Sizeable & Well Tended Private Gardens



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this stunning property located on Sherborne Road in the charming village of Burbage, Hinckley. This individually built detached house offers a perfect blend of modern comfort and countryside tranquillity.

As you step inside, you are greeted by three spacious reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, this property offers plenty of room for a growing family or visiting guests.

One of the standout features of this property is the open countryside views that can be enjoyed from various rooms, allowing you to immerse yourself in the beauty of nature right from the comfort of your home.

Situated on a large plot, this family home offers parking for up to 5 vehicles, ensuring convenience for you and your guests. The village location adds to the appeal of this property, providing a peaceful and close-knit community for you to be a part of.

Whether you are looking for a peaceful retreat away from the hustle and bustle of city life or a spacious family home with picturesque views, this property on Sherborne Road is sure to tick all the boxes. Don't miss out on the opportunity to make this house your dream home!

COUNCIL TAX BAND & TENURE

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

PORCH

9'10" x 4'7" (3m x 1.4m)

having wooden front door and side windows. Wooden double doors leading to Hall

L SHAPED HALL

13'9" x 4'3" (4.2m x 1.3m)

having coved ceiling, warm air vent and solid oak staircase to First Floor Landing.



L SHAPED HALL



GUEST CLOAKROOM

7'0" x 4'5" (2.15m x 1.35m)

having integrated low level w.c. and wash hand basin.



OPEN PLAN LOUNGE/DINING AREA

23'3" x 13'9" (7.1m x 4.2m)

DINING AREA having serving hatch to kitchen and double glazed window overlooking the private rear garden. Steps down to LOUNGE AREA having feature stone fireplace with living flame gas fire, tv aerial point, warm air vent and double glazed windows to front.



OPEN PLAN LOUNGE/DINING AREA



OPEN PLAN LOUNGE/DINING AREA



OPEN PLAN LOUNGE/DINING AREA



FAMILY ROOM/SNUG

15'8" x 12'5" (4.8m x 3.8m)

having double glazed window to front.



STUDY

9'6" x 8'6" (2.9m x 2.6m)

having double glazed window to rear.



BREAKFAST KITCHEN

23'11" x 12'1" (7.3m x 3.7m)

having an excellent range of solid oak fitted units including base units, drawers and wall cupboards, tiled work surfaces and splashbacks, inset double drainer sink with chrome mixer tap, built in electric oven, four ring gas hob, integrated fridge freezer, integrated dishwasher, ceramic tiled flooring, warm air vent, serving hatch to dining room and double glazed window to rear. BREAKFAST AREA having dual aspect windows overlooking the rear garden.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BREAKFAST KITCHEN



REAR PORCH

12'9" x 3'3" (3.9m x 1m)
having door to Rear Garden.

UTILITY/SHOWER ROOM

8'1" x 3'11" (2.48m x 1.20m)

having double shower cubicle, fitted units including base and wall cupboards, inset sink with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer.



FIRST FLOOR LANDING

14'3" x 9'11" (4.35m x 3.04m)

having covered ceiling, built in storage cupboard, access to part boarded roof space, and double glazed window to front.



MASTER BEDROOM

20'0" x 10'5" (6.1m x 3.2m)

having built in wardrobes leading to boarded under eaves storage, dressing table and warm air vent.



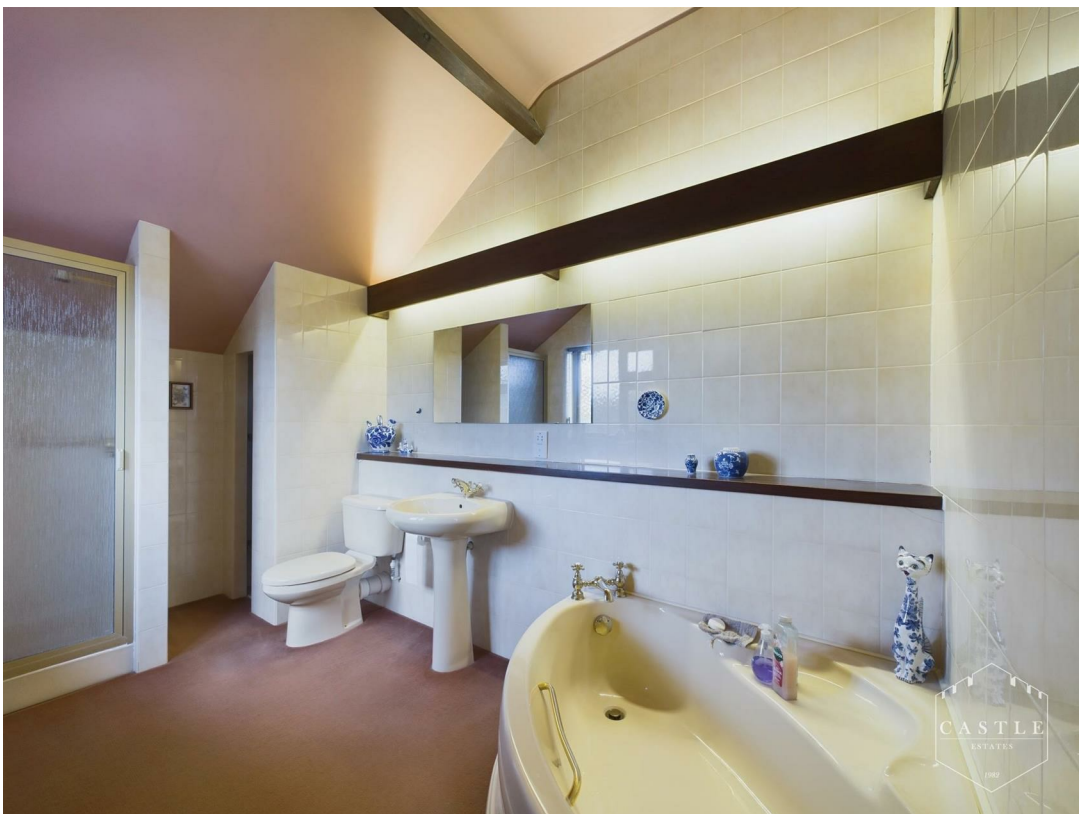
DRESSING ROOM

having range of fitted wardrobes and drawers.



ENSUITE BATHROOM

having corner bath with brass mixer tap, pedestal wash hand basin, low level w.c., shower cubicle with shower over, warm air vent, feature beams with underlighting and fitted shelving.



BEDROOM TWO

13'5" x 13'1" (4.1m x 4m)

having built in wardrobes, warm air vent and double glazed window to rear.



BEDROOM THREE

13'5" x 10'5" (4.1m x 3.2m)

having warm air vent and double glazed window to front with views over countryside.



BEDROOM FOUR

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

having warm air vent, fitted shelving and double glazed window to rear.



BATHROOM

9'10" x 9'3" (3m x 2.83m)

having low level w.c., bidet, panelled bath with chrome taps, vanity unit with wash hand basin with chrome tap, ceramic tiled splashbacks, warm air vent and double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a driveway with ample off road parking for up to five cars. GARAGE (6.2m x 4.8m) with electric door, power and light, personal door to garden, plastered walls and flooring (ideal for workshop or office). Lawned foregarden with mature shrubs. Gated access to a beautifully landscaped garden laid mainly to lawn with mature flower borders, trees and shrubs, water feature and seating area. Large corner plot with picturesque views.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



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	69	78
(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

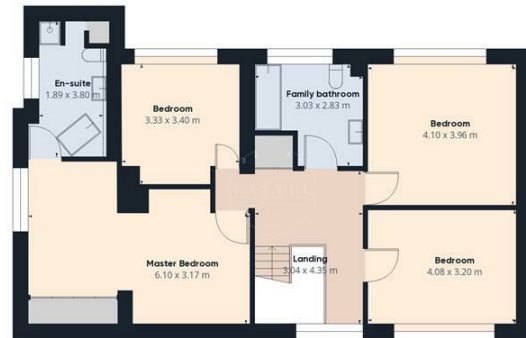
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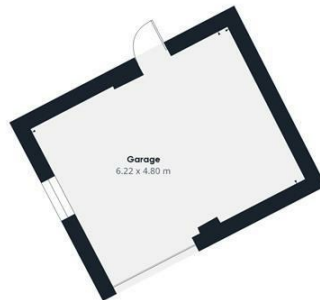
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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
