

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, VASTLY IMPROVED AND EXTENDED PERIOD COTTAGE SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION



12 LOVE LANE BURBAGE LE10 2AL

Offers In The Region Of £350,000

- Entrance Hall
- Open Plan Contemporary Living Kitchen
- Guest Cloakroom
- Victorian Style Family Bathroom
- Sought After Village Location
- Attractive Lounge
- Utility Room
- Three Good Sized Bedrooms
- Mature Private Rear Garden
- VIEWING ESSENTIAL - NO CHAIN



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VIEWING

By arrangement through the Agents.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

Having black composite double glazed front door, ceramic tiled flooring, central heating radiator, mains wired smoke detector and staircase leading to First Floor Landing.

LOUNGE

11'11" x 11'7" (3.64m x 3.54m)

Being painted in Farrow and Ball Wimbourne White and Hague Blue having oak effect laminated wood strip flooring, central heating radiator, wall light points, wall mounted tv aerial point, feature beam ceiling and upvc double glazed bow window to front. Oak panel door to Open Plan Living Kitchen.





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OPEN PLAN LIVING KITCHEN

27'10" max x 13'1" max (8.49m max x 3.99m max)

KITCHEN AREA having an excellent range of Midnight Blue Shaker style soft close units including base units, drawers and wall cupboards, matching central island unit with inset one and half bowl sink with brass mixer tap, Forest Green ceramic tiled splashbacks and solid oak work surfaces, wine cooler, two built in Neff fan assisted ovens with hide and slide doors, Neff four ring induction hob with Neff stainless steel chimney extractor hood over, built in American style fridge freezer, integrated dishwasher, designer graphite central heating radiator, ceramic tiled flooring, inset ceiling spotlights and Farrow and Ball Ammonite paint.

LIVING AREA having ceramic tiled flooring, inset ceiling spotlighting, wired in heat detector, wall mounted tv aerial point, designer graphite central heating radiator, vaulted ceiling with four double glazed Velux windows and upvc double glazed bi-fold doors opening onto the rear garden.







UTILITY ROOM

6'9" x 4'7" (2.06m x 1.41m)

Having solid oak work surfaces with space and plumbing for washing machine beneath, ceramic tiled flooring, central heating radiator, electric meter, gas fired combination boiler for central heating and domestic hot water (installed 2019 with 10 year extended warranty).



GUEST CLOAKROOM

Having white suite including low level w.c., vanity unit with wash hand basin, ceramic tiled flooring, white vertical radiator and extractor fan.



FIRST FLOOR LANDING

Having mains wired smoke detector.

BEDROOM ONE (Front)

12'0" x 11'4" (3.66m x 3.46m)

Having feature panel walling in Farrow and Ball Slipper Satin, central heating radiator, tv aerial point and access to the part roof space with drop down ladder.



BEDROOM TWO (Rear)

11'6" x 6'6" (3.53m x 2m)

Being decorated in neutral tones having central heating radiator, space for wardrobe and chest of drawers.



BEDROOM THREE (Rear)

9'2" x 8'0" (2.81m x 2.46m)

Having been decorated in neutral tones having central heating radiator and newly fitted carpet.



BATHROOM

8'6" x 4'11" (2.61m x 1.50m)

Having Victorian style suite including roll top bath with claw feet and rain mains shower over, black and white glazed shower screen to side, vanity unit with wash hand basin and white gloss drawers, feature mirror with LED lighting, low level w.c., black heated towel rail, extractor fan, ceramic tiled splashbacks and flooring.



OUTSIDE

The property is set back from the road with a wrought iron fenced foregarden with decorative stone. Shared covered access to a good sized long garden with well fenced boundaries, porcelain patio area, mature lawn and flower beds, further flagstone patio area to the top of the garden with garden shed, outside power, lighting and cold water tap.



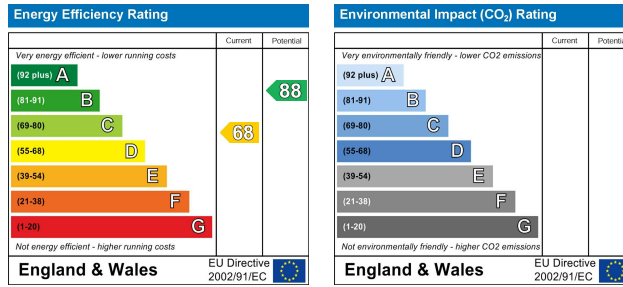


Energy Efficiency Rating

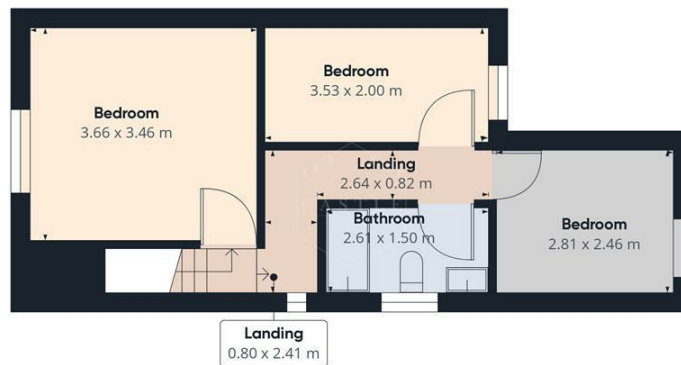
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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
