

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED
DETACHED FAMILY RESIDENCE WITH OPEN COUNTRYSIDE VIEWS TO THE REAR
SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**79 DE LA BERE CRESCENT
BURBAGE LE10 2EQ**

Offers In Excess Of £625,000

- Impressive Entrance Hall
- Superb Open Plan Living Kitchen
- Four Good Sized Bedrooms
- Ample Off Road Parking & Double Garage
- Beautiful Open Countryside Views To Rear
- Attractive Lounge
- Utility Room
- One Ensuite & Two Family Bathrooms
- Mature Private Gardens Front & Rear
- VIEWING ESSENTIAL



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Welcome to De La Bere Crescent, Burbage, Hinckley - a stunning property that offers the perfect blend of comfort and style. This detached house boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4 spacious bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

The property features 2 bathrooms, ensuring convenience and privacy for all residents. Imagine starting your day in a beautifully designed bathroom, getting ready to take on whatever the day may bring.

One of the standout features of this property is the open countryside views to the rear. Picture yourself enjoying a cup of tea in the morning, overlooking the serene landscape and feeling a sense of peace wash over you.

Located in a desirable area, this property offers not just a house, but a lifestyle. With easy access to local amenities and the beauty of the countryside at your doorstep, this is an opportunity not to be missed. Don't just buy a house, invest in a future full of comfort and tranquillity at De La Bere Crescent.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

14'9" x 10'0" (4.50m x 3.06m)

having upvc double glazed door with side window, wood effect flooring and central heating radiator. Feature glass panelled staircase to First Floor Landing.



ENTRANCE HALL



LOUNGE

16'4" x 14'3" (5m x 4.35m)

having brick feature fireplace with open fire facility, two central heating radiators, tv aerial point, coved ceiling and upvc double glazed window to front.



INNER HALL

having cloaks cupboard with mirrored sliding doors and built in airing cupboard.

BEDROOM FOUR/STUDY

10'7" x 7'10" (3.23m x 2.39m)

having central heating radiator, coved ceiling, wood effect flooring and upvc double glazed window to side.



BEDROOM THREE

14'4" x 10'8" (4.39m x 3.26m)

having central heating radiator, tv aerial point and upvc double glazed window to rear.



BATHROOM

7'8" x 6'10" (2.34m x 2.1m)

having modern suite including fully tiled corner shower cubicle with shower over, low level w.c., wash hand basin, extractor fan, inset LED lighting, fully tiled walls and flooring, mirrored wall cabinet and chrome heated towel rail.



OPEN PLAN LIVING KITCHEN - Kitchen Area

13'7" x 8'2" max (4.16m x 2.51m max)

KITCHEN AREA having an excellent range of grey Shaker style units including ample base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with drainer and chrome mixer tap, integrated dishwasher, built in electric double oven, grill and warming drawer, induction hob with cooker hood over, island unit with sink, wine cooler, further drawers and cupboards, chrome heated towel rail, feature kickboard lighting, inset LED ceiling lighting and wood effect flooring.



OPEN PLAN LIVING KITCHEN - Kitchen Area



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OPEN PLAN LIVING KITCHEN - Dining Area

12'9" x 12'9" (3.89m x 3.89m)

having central heating radiator and wood effect flooring.



OPEN PLAN LIVING KITCHEN - Living Area

12'10" x 11'10" (3.93m x 3.61m)

having tv aerial point, inset LED ceiling lighting, wood effect flooring, Velux roof lights, upvc double glazed window to rear and French doors opening onto the rear garden.



UTILITY ROOM

7'2" x 6'6" (2.19m x 1.99m)

having range of matching units including base units and wall cupboards, work surfaces and inset sink with drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, chrome heated towel rail, ceramic tiled splashbacks, upvc double glazed window and door opening onto garden.



FIRST FLOOR LANDING

11'11" x 10'2" (3.64m x 3.12m)

having central heating radiator, built in airing cupboard and feature window to front.



MASTER BEDROOM

24'8" max x 14'0" max (7.53m max x 4.27m max)

having built in wardrobes, dressing table and bedside tables, tv aerial point, central heating radiator, feature window to front and upvc double glazed window to rear.



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM

7'5" x 4'7" (2.28m x 1.41m)

having integrated low level w.c., wash hand basin and vanity cabinets, shower cubicle with mains fed shower over, chrome ladder towel rail, ceramic tiled walls and upvc double glazed window to side with obscure glass.



BEDROOM TWO

12'11" x 8'10" (3.96m x 2.70m)

having central heating radiator, wood effect flooring and upvc double glazed window to rear.



BATHROOM

13'5" x 11'5" (4.11m x 3.48m)

having low level w.c., bidet, inset bath with chrome mixer tap, his and hers sink with vanity drawers beneath, shower cubicle with mains fed shower, chrome ladder heated towel rail, ceramic tiled splashbacks and inset LED ceiling lighting.



BATHROOM



OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to DOUBLE GARAGE (5.09m x 4.94m). A lawned foregarden with mature trees and shrubs. Pedestrian access to a fully enclosed rear garden with patio, lawn, mature flower and shrub borders, well fenced boundaries. Private not overlooked from the rear with open countryside views.



OUTSIDE

Energy Efficiency Rating

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