

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL APPOINTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE  
SITUATED IN A POPULAR RESIDENTIAL LOCATION**

**\*\* NO CHAIN \*\***



**44 SALISBURY ROAD  
BURBAGE LE10 2AR**

**Offers In The Region Of £575,000**

- Entrance Hall With Guest Cloakroom Off
- Attractive Lounge
- Separate Dining Room
- Well Fitted Dining Kitchen
- Rear Utility Room
- Master Bedroom With Walk in Wardrobe & Ensuite Bathroom
- Three Further Double Bedrooms
- Large Family Bathroom
- Ample Off Road Parking & Double Garage
- Mature Private Gardens



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

**\*\* NO CHAIN \*\*** This well appointed and spacious detached family residence stands on a sizeable plot with ample off road parking, detached double garage, mature and private gardens. Viewing is essential.

The accommodation enjoys entrance porch leading to an impressive hall with guest cloakroom off, dual aspect lounge, separate dining room, well fitted dining kitchen and utility room. To the first floor there is a master bedroom with walk in wardrobe leading to ensuite bathroom, three further double bedrooms and a large family bathroom.

It is situated in a sought after residential location close to Burbage village centre with its shops, schools and amenities. In the opposite direction is Burbage Common and Woods. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to surrounding urban areas very good.

More specifically the well planned gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE PORCH

having wooden door to front and upvc double glazed window to side with obscure glass. Door to Inner Hall.

## INNER HALL

having central heating radiator, central heating thermostat, coved ceiling and balustraded staircase to First Floor Landing.



## GUEST CLOAKROOM

7'8" x 3'11" (2.34m x 1.21m )

having low level w.c., vanity unit with wash hand basin and central heating radiator.



## LOUNGE

21'10" x 11'11" (6.66m x 3.64m )

being dual aspect having windows front and upvc double glazed sliding door opening onto rear garden, feature Minster style feature fireplace with gas fire, tv aerial point, covered ceiling and central heating radiator.



## LOUNGE



## DINING ROOM

13'10" 10'4" (4.24m 3.16m )

having central heating radiator, coved ceiling and upvc double glazed window to rear.



## KITCHEN

15'4" x 10'3" (4.68m x 3.14m )

having range of fitted units including ample base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with drainer and mixer tap, built in electric oven and grill, four ring gas hob with extractor hood over, space for undercounter fridge freezer, central heating radiator and upvc double glazed window to rear.



**KITCHEN**



**REAR PORCH**

having fire door to Utility Room and Garage.



### UTILITY ROOM

7'8" x 6'10" (2.36m x 2.09m )

having further work surfaces, wall units and sink with mixer tap.

### FIRST FLOOR LANDING

having spindle balustrading, central heating radiator and upvc double glazed window to front.





## MASTER BEDROOM

11'10" x 10'1" (3.61m x 3.09m )

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



## WALK IN WARDROBE

leading to Ensuite.

## ENSUITE BATHROOM

11'10" x 5'5" (3.61m x 1.66m )

having low level w.c., his and hers wash hand basins, bath with shower over, chrome heated towel rail, LED lighting, ceramic tiled walls and upvc double glazed window to side with obscure glass.



## BEDROOM TWO

15'9" x 12'5" (4.81m x 3.81m )

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



## BEDROOM THREE

12'9" x 12'6" (3.91m x 3.83m )

having built in wardrobes, dressing table, central heating radiator and upvc double glazed window to rear.



## BEDROOM FOUR

13'10" x 10'5" (4.23m x 3.18m )

having built in wardrobes, dressing table, central heating radiator and upvc double glazed window to rear.



## FAMILY BATHROOM

11'5" x 8'9" (3.48m x 2.67m )

having corner shower cubicle with electric shower over, panelled bath, low level w.c., vanity unit with wash hand basin, airing cupboard, chrome heated towel rail and upvc double glazed window to side with obscure glass.



## FAMILY BATHROOM



**OUTSIDE**

There is direct vehicular access over a good sized driveway with ample off road parking leading GARAGE with electric up and over door, power and light. A lawned foregarden. Side pedestrian access via gate leading to a fully enclosed and private rear garden with patio area, lawn, mature flower borders, garden shed and well fenced boundaries.



**OUTSIDE**



**OUTSIDE**



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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## **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

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