

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED LINK DETACHED BUNGALOW WITH PRIVATE REAR GARDEN SITUATED IN A DESIREABLE VILLAGE LOCATION**



## **2 SUNNYHILL SOUTH BURBAGE LE10 2SD**

**Offers In The Region Of £325,000**

- NO CHAIN - VIEWING ESSENTIAL
- Well Fitted Kitchen
- Family Bathroom
- Private Well Tended Rear Garden
- Spacious Lounge
- Three Double Bedrooms
- Off Road Parking & Garage
- Sought After Residential Location



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This individually designed and built detached bungalow stands on a private plot and enjoys well proportioned accommodation. Internal viewing is highly recommended. The accommodation includes an entrance porch, spacious lounge, well fitted kitchen, three good sized bedrooms and shower room. Outside the property has off road parking, garage and private mature gardens.

It is situated in a sought after non estate residential location, convenient for Burbage village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very good indeed.

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 D (Freehold).

## ENTRANCE PORCH

4'11" x 4'6" (1.50m x 1.38m )

having upvc double glazed front door and side windows with obscure glass, built meter cupboards and inner door to Lounge.

## LOUNGE

19'11" x 14'9" (6.08m x 4.51m)

having two central heating radiators, stone fireplace with gas fire and tv podium, tv aerial point, wall light point and dual aspect upvc double glazed windows to front and side. ,



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**LOUNGE**



**INNER HALL**

13'0" x 3'3" (3.97m x 1m )

having storage cupboard housing the gas fired condensing boiler for central heating and domestic hot water, central heating radiator and access to the part boarded roof space with drop down ladder.

## KITCHEN

14'7" x 9'9" (4.45m x 2.99m )

having an attractive range of Shaker style units including base units, drawers and wall cupboards, contrasting oak effect work surfaces and ceramic tiled splashbacks, inset sink with drainer and mixer tap, space for oven, integrated fridge freezer, space and plumbing for washing machine, central heating radiator, upvc double glazed window to rear and upvc double glazed door opening onto rear garden.



**KITCHEN**



**BEDROOM ONE**

14'0" x 10'0" (4.29m x 3.06m )

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



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**BEDROOM TWO**

10'0" x 9'7" (3.07m x 2.93m )

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



**BEDROOM THREE**

9'11" x 9'1" (3.04m x 2.78m )

having herringbone parquet flooring, central heating radiator and upvc double glazed window to side.



**SHOWER ROOM**

7'1" x 5'9" (2.18m x 1.77m)

having fully tiled shower cubicle with chrome shower over, low level w.c., vanity unit with wash hand basin and chrome mixer tap, ceramic tiled splashbacks, chrome ladder style heated towel rail, upvc double glazed window to side with obscure glass.



**SHOWER ROOM**



**OUTSIDE**

There is direct vehicular access over a driveway leading to GARAGE (5.13m x 2.48m) with electric door, power and light. A beautifully maintained front garden with mature lawn, flower and shrub borders. Pedestrian access via gate leading to a sizeable and private rear garden with patio area, lawn, mature trees, shrubs and flower borders, well fenced boundaries.



**OUTSIDE**



**REAR ELEVATION**





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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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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