

# CASTLE ESTATES

1982

**A WELL PRESENTED FIVE BEDROOM DETACHED FAMILY HOME SITUATED IN THE HIGHLY POPULAR VILLAGE OF BURBAGE**



**38 TROON WAY  
BURBAGE LE10 2GX**

**Offers In The Region Of £525,000**

- Substantial detached property in quiet cul-de-sac location
- Potential ground floor annexe or sixth double bedroom and wet room
- South facing rear garden
- Popular area of Burbage close to amenities, schools, transport links and green spaces
- Five double bedrooms with two ensembles and family bathroom
- Spacious hallway, lounge, study dining room, dining kitchen, ground floor cloakroom and utility
- Parking for two cars to front and electric charging point
- NO UPWARD CHAIN



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

Welcome to this impressive David Wilson 'Kilbride' design detached house, located on a popular estate in the charming village of Burbage, Hinckley.

Situated in a quiet cul-de-sac with pleasant views over open green space to the front, this substantial home offers five double bedrooms to the first floor with a sixth double bedroom and wet room to the ground floor, offering potential versatility for a separate annexe.

Further accommodation includes a generous hallway, spacious lounge with bay window to the front, ground floor cloakroom, playroom/study, dining kitchen and utility to the ground floor with two ensuites and a family bathroom to the first floor.

Outside the property benefits from parking for 2 cars on a private drive at the front, with electric charging point, and a pleasant south-facing garden to the rear. The popular village location ensures you have easy access to local amenities, schools, and transport links.

Viewing is essential to appreciate the accommodation on offer. NO UPWARD CHAIN.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

18'9" x 6'5" (5.74m x 1.96m)

Generous hallway having composite uPVC front door, decorative archway, stairs rising to first floor landing with spindle balustrade, radiator and useful built-in storage cupboard.





**BEDROOM SIX/POTENTIAL ANNEXE**

16'3" x 9'10" (4.97m x 3.02m)

Ground floor double bedroom (converted from former garage) with uPVC leded double glazed window to front, underfloor heating, independent electrics, laminate wooden flooring, television point and inset spotlights.





### ENSUITE WETROOM

7'2" x 5'7" (2.19m x 1.71m)

With electric shower, low level flush WC, vanity wash hand basin, tiled splashbacks, censor operated ceiling light and extractor fan.



## LOUNGE

18'6" x 11'10" (5.64m x 3.63m)

Spacious lounge with uPVC leded double glazed window to front, feature fireplace with stone effect surround, black granite hearth and backing and inset living flame effect gas fire, radiator, door to hallway and glazed double doors to dining room.



## DINING ROOM

14'4" x 8'10" (4.38m x 2.71m)

With uPVC double glazed French doors to rear garden and radiator.



## STUDY/PLAYROOM

8'7" x 7'4" (2.62m x 2.25m)

With uPVC double glazed window to rear and radiator.



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## GROUND FLOOR CLOAKROOM

5'5" x 4'1" (1.67m x 1.27m)

With low level flush WC, vanity unit with wash hand basin and tiled splashback, radiator and extractor fan.



## KITCHEN DINER

16'5" x 11'9" (5.02m x 3.59m)

Having an excellent range of base and wall units with roll edge worktops over and tiled splashbacks, inset stainless steel drainer sink with mixer tap, inset gas hob with extractor hood over, built-in eye level electric double oven, space and plumbing for dishwasher, glass fronted display cabinet, peninsula with undercounter fridge and freezer and wine rack, radiator, inset spotlights, ceramic tiled flooring, uPVC double glazed window and uPVC double glazed French doors to rear garden.







## UTILITY ROOM

7'8" x 5'4" (2.34m x 1.64m)

With matching base unit, wall unit and full height storage cupboard, roll edge worksurfaces over and tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired condensing boiler (3 years old), ceramic tiled flooring and opaque double glazed uPVC door to side.



## FIRST FLOOR LANDING

18'0" x 6'3" (5.51m x 1.92m)

With spindle gallery balustrade, loft access, radiator, and large airing cupboard housing lagged hot water cylinder (powered primarily by 2 vendor owned solar panels).

**MASTER BEDROOM**

12'11" x 12'4" (3.96m x 3.76m)

Spacious double bedroom with uPVC leded double glazed window to front, radiator, fitted 4-door wardrobes with hanging rails, mirrors and shelving.



## ENSUITE SHOWER ROOM

8'1" x 6'9" (2.47m x 2.07m)

Having white suite with low level flush WC, pedestal wash hand basin, enclosed tiled shower cubicle with electric shower, radiator, ceramic tiling to half wall height, uPVC opaque double glazed window to side, ceramic tiled flooring, electric shaver point and extractor fan.



## BEDROOM TWO

11'6" x 9'3" (3.51m x 2.83m)

Spacious double bedroom with range of built-in wardrobes, uPVC double glazed window to rear and radiator.



## ENSUITE SHOWER ROOM

8'10" x 3'11" (2.70m x 1.20m)

Having white suite with low level flush WC, pedestal wash hand basin, enclosed tiled shower cubicle with electric shower, radiator, ceramic tiling to half wall height, uPVC opaque double glazed window to rear, ceramic tiled flooring, electric shaver point and extractor fan.



### BEDROOM THREE

11'9" x 9'3" (3.60m x 2.83m)

Double bedroom with fitted wardrobes, uPVC double glazed window to rear and radiator.



### BEDROOM FOUR

10'0" x 8'11" (3.06m x 2.73m)

Double bedroom with fitted wardrobes and uPVC leaded double glazed window to front and radiator.



## BEDROOM FIVE

13'5" x 8'2" (4.09m x 2.51m)

Double bedroom with fitted wardrobes and uPVC leded double glazed window to front and radiator.





## FAMILY BATHROOM

8'9" x 6'10" (2.69m x 2.09m)

Having white four piece suite with enclosed and tiled shower cubicle with power shower, bath with panelled side, pedestal wash hand basin and low level flush WC, tiling to half wall height, ceramic tiled flooring, uPVC opaque glazed window to rear, electric shaver point and extractor fan.



## OUTSIDE

To the front of the property there is an attractive outlook over an open green space, tarmac driveway for two cars, lawned area with mature tree and shrubs, slabbed path to front door and gated side access with slabbed path to rear garden.


## REAR GARDEN

South facing rear garden being predominantly laid to lawn, having slabbed patio area, separate block patio area with garden shed, fenced and walled boundaries with mature shrub borders, outside water tap and outside light.






**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>74</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
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(81-91) <b>B</b>		
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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

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