

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, NEWLY RENOVATED AND VASTLY IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER BURBAGE LOCATION



**1 ASTER WAY
BURBAGE LE10 2UQ
Offers Over £375,000**

- Impressive Hall & Guest Cloakroom/Utility
- Separate Dining Room
- Newly Fitted Contemporary Kitchen
- Two Further Good Sized Bedrooms
- Corner Plot With Large Driveway & Garage
- Spacious & Modern Lounge
- Garden Room
- Master Bedroom & Newly Fitted Ensuite
- Family Bathroom
- Landscaped Low Maintenance Garden



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This beautifully presented and vastly improved detached family residence has been recently renovated throughout over the last twelve months. Viewing is essential to fully appreciate its spacious accommodation, wealth of highest quality fixtures and fittings. The property benefits from an array of multiple plug points and ISB connections, newly fitted quality carpets and underlay.

The accommodation boasts impressive hall with guest cloakroom off, spacious modern lounge, separate dining room, garden room and a newly fitted contemporary kitchen. To the first floor there is a master bedroom with luxury ensuite shower room, two further good sized bedrooms and a family bathroom. Outside the property stands on a good sized corner plot with recently laid block paved driveway with standing for numerous cars, brick built garage and a well tended landscaped rear garden.

It is situated in a popular residential location, close to local shops including general store and chemist. Both Hinckley and Burbage centres are only approximately one mile away with their larger shops, schools and amenities. Commuting via the A5, A47 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

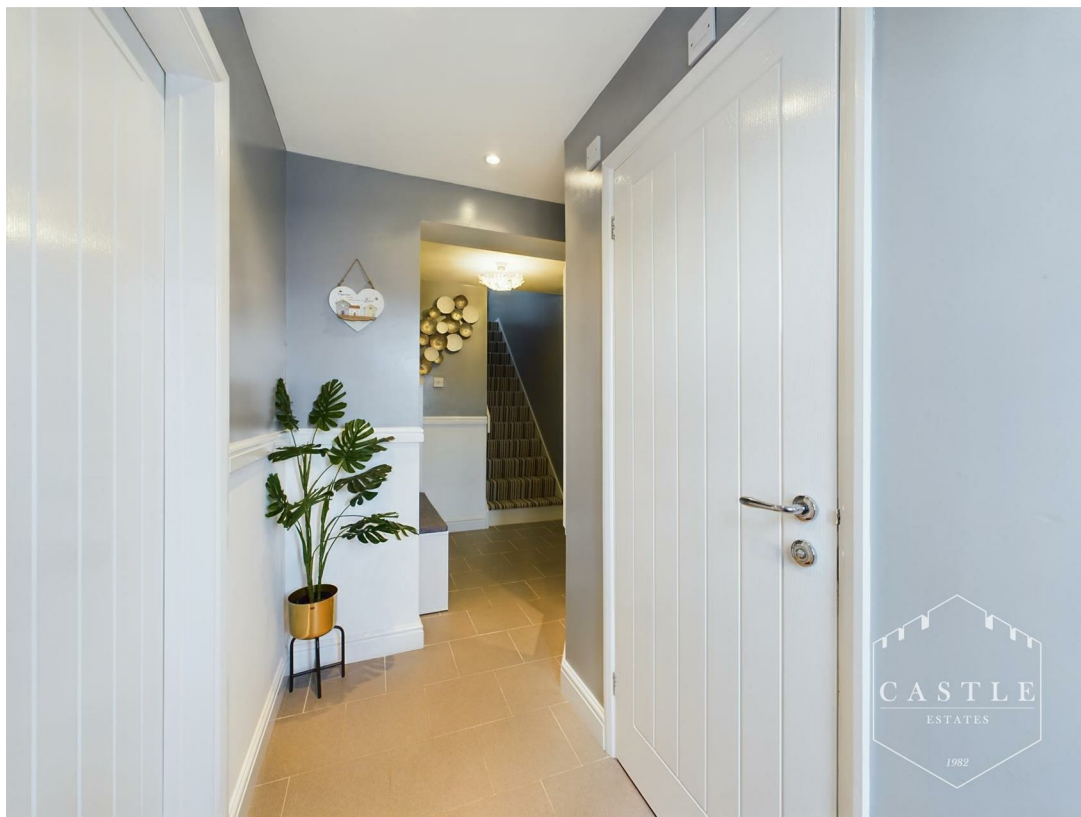
More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having upvc double glazed composite door, ceramic tiled floor, central heating radiator and feature staircase leading to First Floor Landing.



GUEST CLOAKROOM/UTILITY ROOM

7'10" x 2'11" (2.4m x 0.90m)

having low level w.c., wash hand basin with chrome mixer tap and contemporary splashbacks, chrome heated towel rail, space and plumbing for washing machine and tumble dryer.



LOUNGE/SNUG AREA

9'8" x 9'9" (2.97m x 2.98m)

having upvc double glazed bay window with custom made feature French style shutters and central heating radiator. Leading through to the Main Lounge Area.



MAIN LOUNGE AREA

14'6" x 12'11" (4.42m x 3.95m)

having tv aerial point, coved ceiling and central heating radiator. Leading to Dining Room.



MAIN LOUNGE AREA



DINING ROOM

10'4" x 8'5" (3.17m x 2.59m)

having central heating radiator, coved ceiling and wood panelled flooring. Leading to Garden Room.



GARDEN ROOM

8'3" x 7'10" (2.52m x 2.39m)

having wood panelled flooring with underfloor heating, feature roof lantern light, LED lighting and upvc double glazed French doors opening onto the rear garden.



KITCHEN

10'1" x 8'11" (3.09m x 2.72m)

having an excellent range of newly fitted white high gloss contemporary units including ample base units, drawers and wall cupboards, white marble work surfaces and upstands, ceramic tiled splashbacks and inset black sink with chrome mixer tap, built in electric oven and grill, four ring gas hob with cooker hood over, range of high quality integrated appliances,, central heating radiator, built in storage cupboard, marble effect flooring, pantry, upvc double glazed window to rear and upvc stable door to side.



KITCHEN



FIRST FLOOR LANDING

having access to the part boarded roof space and upvc double glazed window with obscure glass to side.



MASTER BEDROOM - DRESSING AREA

12'11" x 5'6" (3.96m x 1.68m)

having built in mirrored wardrobes and further storage cupboard.



MASTER BEDROOM - DRESSING AREA



MASTER BEDROOM - BEDROOM AREA

10'2" x 8'5" (3.10m x 2.58m)

having central heating radiator, tv aerial point and upvc double glazed window to front with venetian blinds and roman shades.



MASTER BEDROOM - ENSUITE SHOWER ROOM

having newly fitted suite including low level w.c., floating wash hand basin with chrome mixer tap, double shower cubicle with rain shower over, LED lighting, extractor fan and ceramic tiled splashbacks.



BEDROOM TWO

10'2" x 10'0" (3.10m x 3.07m)

having central heating radiator, tv aerial point and upvc double glazed window to rear with venetian blinds and roman shades.



STUDY AREA

8'3" x 7'2" (2.52m x 2.19m)

having built in storage cupboard. Leading to Bedroom Three.



BEDROOM THREE

8'5" x 6'8" (2.59m x 2.04m)

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



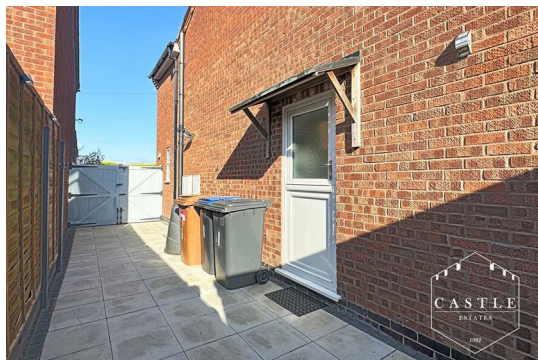
BATHROOM

having white suite including low level w.c., pedestal wash hand basin with chrome mixer tap, panelled bath with mains shower over, chrome heated towel rail, extractor fan and upvc double glazed window with obscure glass.



OUTSIDE

The property stands on an impressive corner plot with newly fitted iron gates leading through to a recently laid block paved driveway with standing for numerous cars. Wooden gates to the side of the property giving access to BRICK BUILT GARAGE with workstation, shelving, up and over door, power and light. Lawned Foregarden. A newly landscaped fully enclosed easy to maintain rear garden with patio area, lawn, feature bedding areas and well fenced boundaries.



OUTSIDE



OUTSIDE




OUTSIDE




OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	62	
(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	

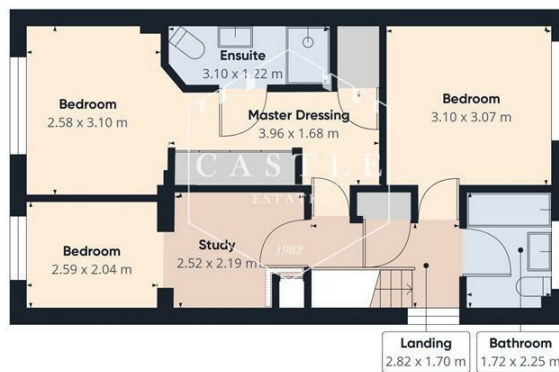
Environmental Impact (CO₂) Rating

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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
