

CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOM PROPERTY SITUATED IN A HIGHLY POPULAR VILLAGE LOCATION WITH PRIVATE REAR GARDEN



**52 CHURCH STREET
BURBAGE LE10 2DE**

Price £290,000

- HIGHLY POPULAR VILLAGE LOCATION
- FITTED KITCHEN
- RECEPTION ROOM/DINING ROOM
- THREE GOOD SIZE BEDROOMS
- SPACIOUS LOUNGE
- VIEWING ESSENTIAL



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ENTRANCE PORCH

Solid hardwood panelled front door with regency style canopy over, entering into reception porch with oak effect laminate wooden flooring, obscure glazed internal door and matching internal window to

RECEPTION ROOM/DINING ROOM

12'8" x 13'0" (3.87 x 3.98)

With Georgian style wooden double glazed window to front, coving to ceiling, attractive feature fireplace with ornate wooden surround, tiled hearth and electric 'log burner' style fire, cupboard housing meters, stairs rising to first floor landing, uPVC obscure double glazed window to rear, door to useful under stairs storage cupboard, oak effect laminate flooring, TV point and radiator.



LOUNGE

15'10" x 10'11" (4.84 x 3.33)

Dual aspect lounge with Georgian style wooden double glazed window to front, hardwood bi-fold doors opening onto rear garden, coving to ceiling, attractive feature fireplace with exposed brick chimney breast tiled hearth and inset log burning fire, TV point and radiator.



KITCHEN

9'10" x 7'8" (3.00 x 2.34)

Quality hardwood traditional style kitchen with a range of base cupboards, drawer units, and two matching wall cupboards, Belfast sink with mixer tap, granite worksurfaces over, inset four ring gas hog, integrated oven and grill, inset spotlights, coving to ceiling, radiator, Georgian style wooden double glazed windows to both sides and rear, hardwood stable door to side with inset vision panel.



FIRST FLOOR LANDING

With loft access and doors opening to

MASTER BEDROOM

12'9" x 12'7" (3.90 x 3.86)

With Georgian style wooden double glazed window to front, built-in storage cupboard with louvre doors, loft access and radiator.



BEDROOM TWO

9'6" x 10'9" (2.90 x 3.29)

With Georgian style wooden double glazed window to front and radiator.



BEDROOM THREE

9'8" x 7'7" (2.97 x 2.33)

With Georgian style wooden double glazed window to side, decorative exposed brick chimney breast with fireplace recess, and radiator.



BATHROOM

7'5" x 6'0" (2.27 x 1.85)

With contemporary white suite consisting of large walk in shower enclosure, power shower with fixed rain effect shower head and separate hand held shower attachment, low level flush WC, pedestal wash hand basin, uPVC double glazed window to rear, extractor fan, fully tiled walls, ceramic tiled floor, inset spotlights and chrome effect ladder style radiator.




OUTSIDE


The cottage faces onto the footpath at the front. To the rear of the property there is an easy maintenance garden having decked patio adjacent to the house with steps up to slabbed patio area, outside lighting, fenced boundaries and separate brick built store.



COUNCIL TAX & TENURE

Hinckley & Bosworth council - Band B (FREEHOLD)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(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	

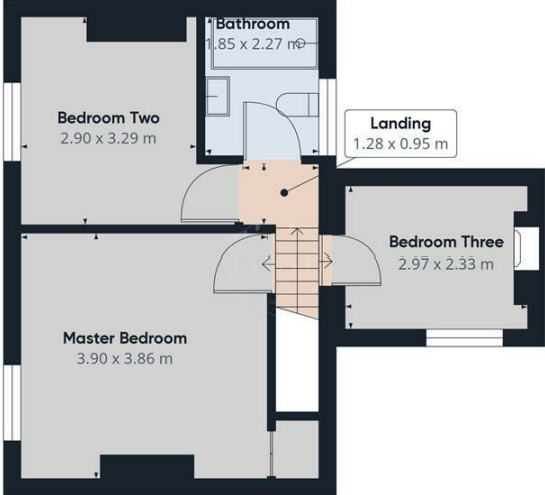
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(21-38) F		
(1-20) G		
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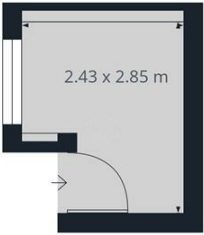
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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
