

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND RECENTLY RENOVATED FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN THE DESIRABLE VILLAGE OF BURBAGE**



**119 COVENTRY ROAD  
BURBAGE LE10 2HN**

**Offers In The Region Of £580,000**

- POPULAR VILLAGE LOCATION
- OFF ROAD PARKING
- LARGE REAR GARDEN
- SPACIOUS LOUNGE
- RECENTLY RENOVATED THROUGHOUT
- MODERN OPEN PLAN KITCHEN LIVING DINING
- FOUR BEDROOM DETACHED
- VIEWING ESSENTIAL



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## VIEWINGS

Strictly by arrangement through the agents.

## ENTRANCE HALLWAY

28'8" x 7'1" (8.75m x 2.18m)

Having composite decorative double glazed front door, Velux roof window, wood effect tiled flooring, contemporary vertical radiator, stairs rising to first floor landing with spindle balustrade, opaque double glazed picture window to side, inset spotlights and useful cloaks cupboard.





## DOWNSTAIRS CLOAKROOM/SHOWER ROOM

6'11" x 4'7" (2.13m x 1.41m)

With vanity unit incorporating closed cistern WC, vanity wash hand basin, and storage cupboards, walk in shower with electric shower and glass screen, wood effect tiled flooring, chrome ladder towel radiator and extractor fan.



## LOUNGE

19'3" x 12'1" (5.87m x 3.69m)

With square uPVC double glazed window to front, coving to ceiling, feature fireplace with stone surround, granite hearth and inset living flame effect gas fire, TV point, and squared opening through to dining room.



## EXTENDED OPEN PLAN KITCHEN LIVING DINING ROOM

21'1" x 19'2" (6.44m x 5.85m)

Fabulous living space with wood effect tiled flooring throughout, inset spotlights, radiator with decorative cover, contemporary vertical radiator, uPVC bi-fold doors to rear and uPVC double glazed window to rear.

Bespoke kitchen having a range of contemporary Shaker style base, drawer and wall units, corner larder cupboard, cupboard unit housing American style fridge freezer, integrated dishwasher, peninsular with breakfast bar seating, quartz worktops and matching upstands, undermount one and a half sink with mixer tap, integrated double oven, inset induction hob with extractor hood over and stable door to utility.









## UTILITY ROOM

8'3" x 6'9" (2.52m x 2.08m)

Having matching range of base and wall units, worktops and undermount sink with mixer tap, space and plumbing for automatic washing machine, wall mounted gas fired combination boiler, tiling to surrounding half wall level, wood effect tiled flooring and uPVC opaque double glazed door to side.



## FIRST FLOOR LANDING

12'3" x 7'1" (3.74m x 2.18m)

With spindle gallery balustrade, loft access, uPVC double glazed window to side, radiator with decorative cover and coving to ceiling.

## MASTER BEDROOM

19'6" x 11'10" (5.95m x 3.63m)

Spacious room with square uPVC double glazed bay window to front, contemporary brushed chrome radiator and additional vertical ladder, TV point.



## BEDROOM TWO

12'1" x 8'7" (3.7m x 2.64m)

Double bedroom with uPVC double glazed window to side and radiator.



## BEDROOM THREE

11'10" x 7'10" (3.62m x 2.39m)

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



## BEDROOM FOUR

8'7" x 7'0" (2.63m x 2.14m)

Currently used as an office with uPVC double glazed window to front, cupboard over stairwell, coving to ceiling and radiator.



## FAMILY BATHROOM

8'3" x 6'11" (2.52m x 2.11m)

Contemporary bathroom with four piece white suite comprising close coupled WC, pedestal wash hand basin, freestanding bath, enclosed and tiled shower cubicle with electric shower and glass screen and door, extractor fan, tiling to surrounding half wall level, chrome ladder style towel radiator, recessed storage area with built-in cupboard and towel shelving, laminate flooring and uPVC opaque double glazed window to side.



## OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for several vehicles, EV Charger, with hedged and fenced boundaries. Gated side access and slabbed path leads to the large landscaped rear garden, having wooden decked patio area adjacent to the property with large wooden pergola, space and power for hot tub and diamond pattern fencing, second large slabbed patio with raised beds filled with various plants and shrubs, beyond this the remainder of the garden is predominantly laid to lawn with various trees and shrubs. The garden is surrounded by timber fencing and mature hedging, and is private to the rear.







**COUNCIL TAX & TENURE**

FREEHOLD - Hinckley & Bosworth Band D

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**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>		

65

80

**England & Wales**

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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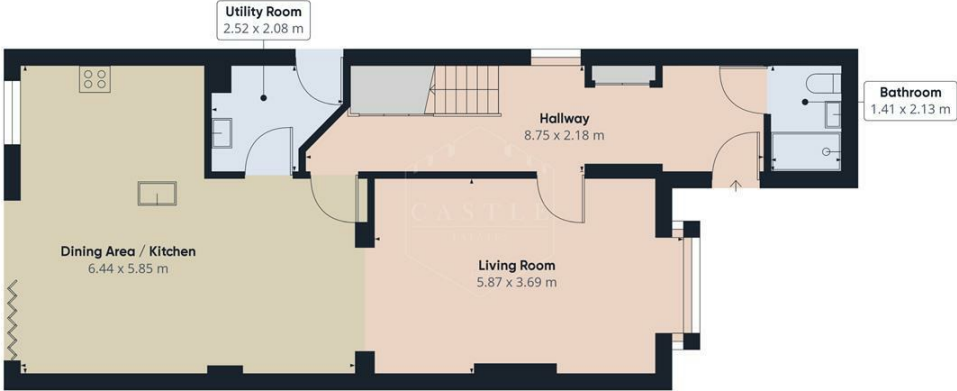
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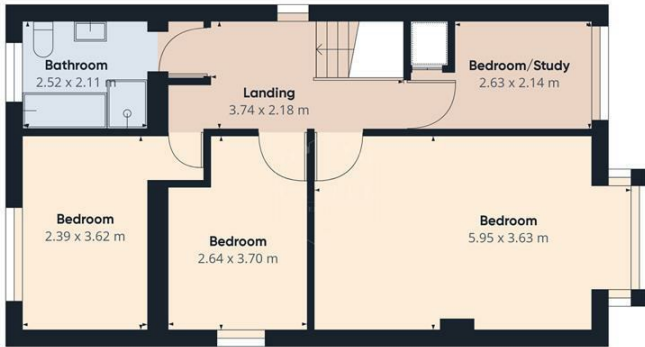


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Floor 0



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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