

CASTLE ESTATES

1982

A SPACIOUS BEAUTIFULLY PRESENTED, EXTENDED AND RECENTLY REFURBISHED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE LANDSCAPED GARDENS SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION



**13 TILTON ROAD
BURBAGE LE10 2SE**

Offers Over £560,000

- Impressive Hall & Guest Cloakroom
- Attractive Contemporary Lounge
- Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking
- Well Proportioned Study
- Superb Extended Breakfast Kitchen
- Master Bedroom With Luxury Ensuite
- Luxury Family Bathroom
- Landscaped Private Rear Garden



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Tilton Road, Burbage, Hinckley - a charming location for this stunning detached house that boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms. Viewing is essential.

This property offers the perfect blend of space and comfort, ideal for families looking for a new home. The two reception rooms provide ample space for entertaining guests or simply relaxing with your loved ones. The four bedrooms offer plenty of room for everyone to have their own space, and the two bathrooms ensure there's never a queue during the morning rush.

Located in the picturesque Burbage area, this house is surrounded by beautiful scenery and offers a peaceful retreat from the hustle and bustle of everyday life. The detached nature of the property provides privacy and a sense of exclusivity that is hard to come by.

Whether you're looking to host lively gatherings or enjoy quiet evenings in, this house on Tilton Road is the perfect setting for creating lasting memories. Don't miss out on the opportunity to make this house your home - book a viewing today and experience the magic of Burbage living for yourself.

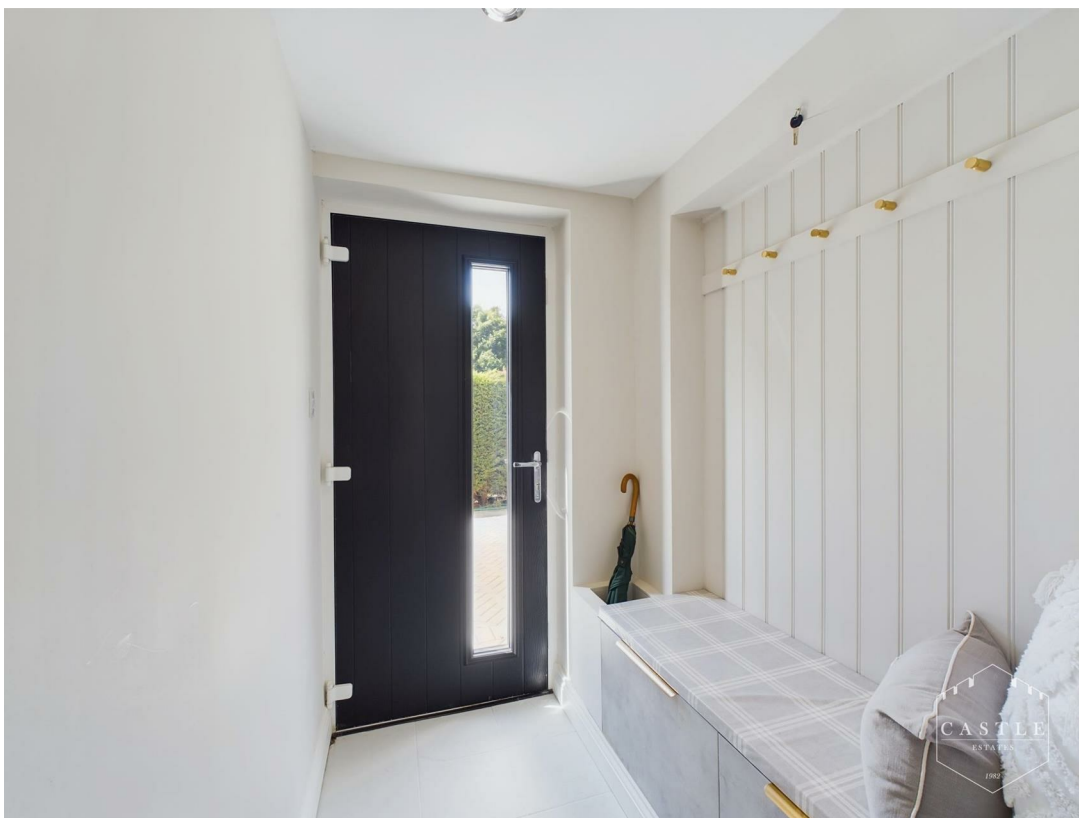
COUNCIL TAX BAND & TENURE

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

RECEPTION PORCH

4'11" x 3'10" (1.51m x 1.19m)

having composite double glazed front door, ceramic tiled floor, inset LED lighting and feature panelled wall.



HALL

14'2" x 5'10" (4.33m x 1.79m)

having designer central heating radiator, engineered herringbone flooring, coved ceiling, inset LED lighting and feature half panelled walls. Feature staircase to First Floor Landing with useful storage beneath.



GUEST CLOAKROOM

4'4" x 2'9" (1.33m x 0.84m)

having contemporary suite including integrated low level w.c., wash hand basin with designer mixer tap, engineer herringbone flooring, central heating radiator, inset LED lighting and upvc double glazed window with obscure glass.



STUDY

10'0" x 6'10" (3.05m x 2.10m)

having built in cupboard, wall niche and fitted shelving, designer central heating radiator, inset LED lighting, engineered herringbone flooring and covered ceiling.



LOUNGE

15'9" x 10'4" (4.82m x 3.15m)

having upvc double glazed bay window with window seat and storage beneath, designer central heating radiator, feature fire recess with electric fire, wall mounted tv aerial point, wall niches with fitted shelving and concealed lighting, inset LED lighting, engineered herringbone flooring and covered ceiling.



LOUNGE



EXTENDED BREAKFAST KITCHEN

26'9" x 21'6" (8.16m x 6.57m)

having an excellent range of Wren fitted light grey units including ample base units, drawers and wall cupboards, contrasting polished quartz work surfaces and splashbacks, matching central island with porcelain one and half bowl sink with mixer tap, base units and wine rack and cooler, electric fan assisted oven, split level induction hob with cooker hood over, integrated dishwasher, space for American style fridge freezer, designer central heating radiator, engineered herringbone flooring, feature panelled walls, wall mounted tv aerial point, pelmet lighting, inset LED lighting, lantern roof lights and Bi-Fold doors opening onto the private rear garden.



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UTILITY ROOM

7'6" x 4'11" (2.30m x 1.50m)

having range of fitted cupboards, work surface with space and plumbing for washing machine and tumble dryer beneath, designer central heating radiator and upvc double glazed door to side.



FIRST FLOOR LANDING

13'6" x 6'6" (4.13m x 1.99m)

having spindle balustrading, wall light points, access to the roof space, inset LED lighting, feature panelled walls, engineered herringbone flooring, linen cupboard housing gas fired condensing boiler for central heating and domestic hot water.

MASTER BEDROOM

11'3" x 11'2" (3.45m x 3.41m)

having built in twin double wardrobes with mirrored fronts, engineered tiled flooring, coved ceiling, designer central heating radiator, feature panelled walls and upvc double glazed window to front.



MASTER BEDROOM



LUXURY ENSUITE

having contemporary suite including large walk in shower cubicle and glazed side screen, integrated low level w.c., vanity unit with wash hand basin, inset LED lighting, extractor fan, ladder style heated towel rail, ceramic tiled floor and splashbacks.



BEDROOM TWO

10'3" x 9'8" (3.13m x 2.97m)

having built in double wardrobe with mirrored fronts, designer central heating radiator, coved ceiling, feature panelled walls, engineered herringbone flooring and upvc double glazed window to rear.



BEDROOM THREE

11'1" x 7'6" (3.40m x 2.31m)

having feature panelled walls, coved ceiling, designer central heating radiator, engineered herringbone flooring and upvc double glazed window to rear.



BEDROOM FOUR

11'1" x 7'8" (3.39m x 2.34m)

having designer central heating radiator, coved ceiling, inset LED lighting, feature panelled walls and upvc double glazed window front.



LUXURY FAMILY BATHROOM

having luxury white suite including panelled bath with chrome mixer tap, rain shower over and glazed screen, integrated low level w.c., vanity unit with wash hand basin, fitted double cupboard, wall mirror, chrome ladder style heated towel rail, inset LED lighting and polished porcelain flooring.



OUTSIDE

There is direct vehicular access over a block paved driveway with standing for numerous cars. A beautifully landscaped private rear garden with porcelain paved patio area, mature, well fenced boundaries and rear decked area.



OUTSIDE



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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
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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
