

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND SPACIOUS SIX BEDROOMED DETACHED FAMILY RESIDENCE WITH DOUBLE GARAGE AND PRIVATE REAR GARDEN SITUATED IN A MOST DESIRABLE BURBAGE LOCATION**



## **25 DE LA BERE CRESCENT BURBAGE LE10 2EQ**

**Offers In The Region Of £800,000**

- Impressive Open Plan Living Kitchen
- Master Bedroom With Walk in Wardrobe & Ensuite
- Luxury Family Bathroom
- Second Floor Shower Room
- Double Garage
- Attractive Lounge
- Three Further Double Bedrooms To First Floor
- Two Double Bedrooms To Second Floor
- Ample off road parking
- Private Lawned Rear Garden



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

Welcome to this exquisite property located in the desirable De La Bere Crescent, Burbage, Hinckley. This stunning detached house boasts not only a prime location but also an array of impressive features that make it a dream home for anyone looking for luxury and comfort.

As you step inside, you are greeted by two spacious reception rooms that offer ample space for entertaining guests or simply relaxing with your family. With six generously sized bedrooms and three modern bathrooms, this property provides the perfect blend of space and privacy for the whole family.

One of the standout features of this property is the breathtaking open plan living kitchen. Perfect for hosting gatherings or enjoying quiet family meals, this space is sure to be the heart of the home. The built-in sound system adds an extra touch of luxury, allowing you to enjoy your favourite music throughout the house.

Parking will never be an issue with space for up to six vehicles, along with a convenient double garage for additional storage or parking. Whether you're a car enthusiast or simply have a large family, this property has you covered.

Located in the sought-after Burbage area, this property offers not just a house, but a lifestyle. Close to local amenities, schools, and green spaces, this is the perfect place to put down roots and create lasting memories.

Don't miss out on the opportunity to make this stunning property your new home. Book a viewing today and experience the luxury and comfort that De La Bere Crescent has to offer.

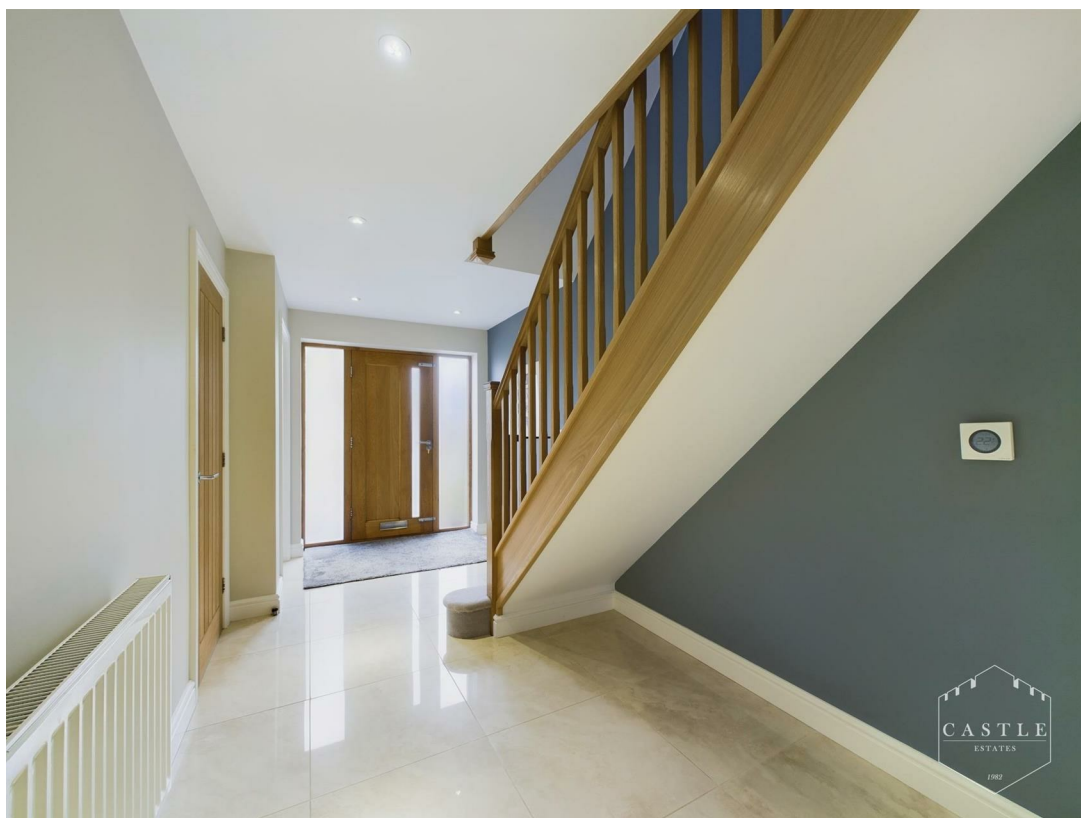
## COUNCIL TAX BAND & TENURE

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

## IMPRESSIVE HALL

17'8" x 7'6" (5.4m x 2.3m )

having ceramic tiled flooring, central heating radiator and built in storage cupboard. Feature balustraded staircase to First Floor Landing.



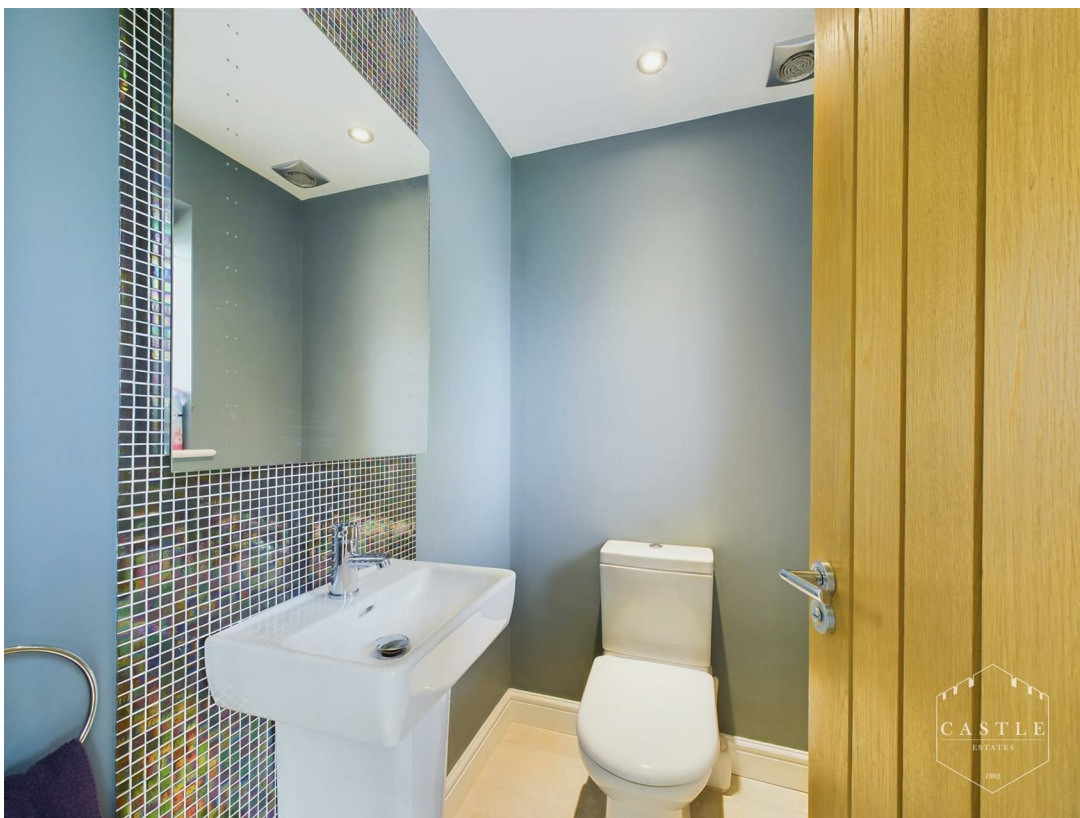


## IMPRESSIVE HALL



## GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin with chrome mixer tap, ceramic tiled splashbacks, central heating radiator and ceramic tiled flooring.



## ATTRACTIVE LOUNGE

24'11" x 11'5" (7.6m x 3.5m )

having feature fireplace with log burner, solid oak flooring with under floor heating, inset LED lighting, upvc double glazed window to front and upvc double glazed bi-fold doors opening onto the landscaped rear garden.



## ATTRACTIVE LOUNGE





ATTRACTIVE LOUNGE



## STUNNING OPEN PLAN LIVING KITCHEN

28'2" x 25'3" (8.6m x 7.7m )

having attractive range of Shaker style units including base units, drawers and wall cupboards, black granite work surfaces and matching splashbacks, induction hob, double oven and warming drawer, integrated dishwasher, integrated fridge, large island with solid oak butchers block work surface, inset sink with chrome mixer tap and further base units, inset LED lighting, ceramic tiled floor with under floor heating, three Velux sky lights with electric sensor blinds, upvc double glazed floor to ceiling windows and upvc double glazed bi-fold doors to side opening onto the landscaped garden.





**STUNNING OPEN PLAN LIVING KITCHEN**



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### UTILITY ROOM

12'1" x 4'11" (3.7m x 1.5m )

having range of fitted units with solid oak butchers block work surfaces and inset ceramic Belfast sink with chrome mixer tap, integrated fridge freezer, space and plumbing for washing machine and tumble dryer, ceramic tiled flooring, inset LED lighting and central heating radiator. Fire door to Garage.



### DOUBLE GARAGE

16'4" x 15'5" (5m x 4.7m )

having electric door, power, light and side personal door.

## FIRST FLOOR LANDING

having balustrading.



## MASTER BEDROOM

15'1" x 11'5" (4.6m x 3.5m )

having fitted wardrobes with sliding doors, inset LED lighting, central heating radiator and upvc double glazed window to front with fitted French shutters.





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**MASTER BEDROOM**



**WALK IN WARDROBE**

having lighting, fitted shelving and rails.

### ENSUITE SHOWER ROOM

having double shower cubicle with rain shower over and chrome handheld shower, low level w.c., ceramic vanity unit with built in cabinets and sink with wall mounted mixer tap, heated towel rail, ceramic tiled floor and walls, upvc double glazed window with obscure glass and fitted French shutters.





**BEDROOM TWO**

13'1" x 10'9" (4m x 3.3m)

having fitted wardrobes and drawers, inset LED lighting, central heating radiator and upvc double glazed window with fitted French shutters.



**BEDROOM TWO**



**BEDROOM THREE**

12'5" x 11'9" (3.8m x 3.6m)

having central heating radiator, inset LED lighting and upvc double glazed window with fitted French shutters.



## BEDROOM FOUR

11'5" x 10'5" (3.5m x 3.2m )

having fitted wardrobes and drawers, central heating radiator, inset LED lighting and upvc double glazed window with fitted French shutters.





**FAMILY BATHROOM**

having beautiful boutique style suite including low level w.c., vanity unit with ceramic integrated sink and wall mounted black matt tap, walk in shower cubicle with black matt rain shower over and handheld shower, feature roll top bath with black mixer tap and handheld shower, feature vertical central heating radiator and mirror, inset LED lighting, ceramic tiled flooring and walls, upvc double glazed window with obscure glass and fitted French shutters.



**FAMILY BATHROOM**



## SECOND FLOOR LANDING

having eaves storage, central heating radiator and two Velux sky lights.



## BEDROOM FIVE

15'5" x 11'1" (4.7m x 3.4m )

having central heating radiator, two useful under eaves storage cupboards, inset LED lighting, four Velux sky lights with fitted blinds.



## SHOWER ROOM

having double shower cubicle with chrome shower over, low level w.c., pedestal wash hand basin with chrome mixer tap, ceramic tiled flooring, LED lighting, chrome ladder style heated towel rail and Velux skylight.



## BEDROOM SIX

11'9" x 11'1" (3.6m x 3.4m )

having central heating radiator, oak effect flooring, inset LED lighting and four Velux skylights with fitted blinds.





**OUTSIDE**

There is direct vehicular access over a large block paved driveway with standing for up to five cars leading to DOUBLE GARAGE. A lawned foregarden. Pedestrian access via both sides of the property to a fully enclosed private rear garden with landscaped patio areas for outdoor seating, raised beds, lawn and well fenced boundaries.



**OUTSIDE**






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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>		
<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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## **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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