

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH AMPLE PARKING, DOUBLE GARAGE AND SIZEABLE PRIVATE GARDENS SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION



6 BEAUFORT CLOSE BURBAGE LE10 2LF

Offers In The Region Of £465,000

- Impressive Entrance Hall With Guest Cloakroom
- Attractive Lounge
- Upvc Double Glazed Conservatory
- Contemporary Fitted Kitchen
- Separate Utility Room
- Master Bedroom With Luxury Ensuite
- Three Further Good Sized Bedrooms
- Modern Family Bathroom
- Ample Off Road Parking & Double Garage
- Private Well Landscaped Rear Garden



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Beaufort Close, Burbage - a charming location that could be the setting for your new home! This delightful detached house boasts 3 reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms, there's plenty of room for the whole family to spread out and make themselves at home.

Imagine unwinding in one of the 2 bathrooms after a long day, enjoying the peace and tranquillity that this property has to offer. The detached nature of this house provides a sense of privacy and independence, allowing you to create your own oasis away from the hustle and bustle of everyday life.

Located in Burbage, this property offers the perfect blend of suburban tranquillity and urban convenience. Whether you're looking to explore the nearby parks and green spaces or take a short drive into the vibrant city centre, this location has something for everyone.

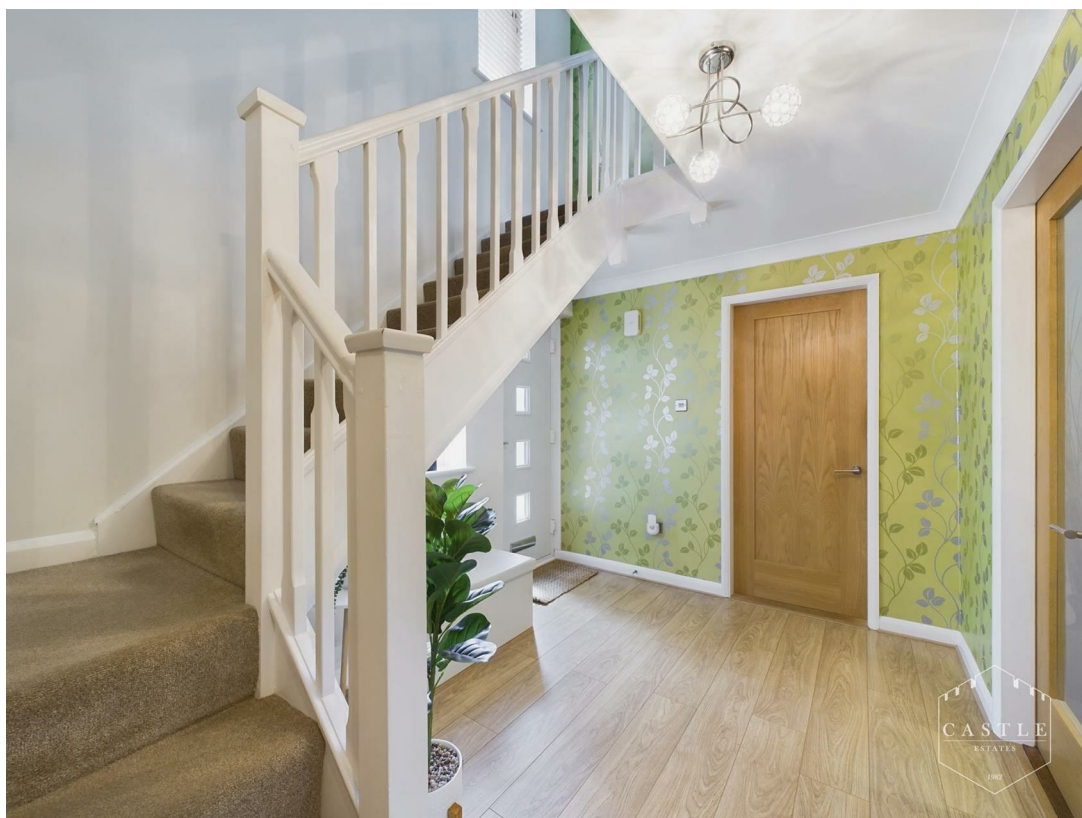
Don't miss out on the opportunity to make this house your home. Come and experience the charm and comfort of Beaufort Close - your own piece of paradise in Burbage.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having composite double glazed door to front, upvc double glazed picture window to front, central heating radiator, wood effect flooring and coved ceiling. Feature spindle balustraded staircase to the First Floor Landing. Glass double doors leading to Dining Kitchen.



ENTRANCE HALL



GUEST CLOAKROOM

6'2" x 4'9" (1.9m x 1.47m)

having low level w.c., wash hand basin with porcelain tiled splashback, central heating radiator, coved ceiling and upvc double glazed window with obscure glass.



LOUNGE

19'10" x 11'10" (6.07m x 3.63m)

having upvc double glazed window to front, tv aerial point, feature fireplace with electric fire, wooden surround, marble back and hearth, two central heating radiators, coved ceiling and wood effect flooring. Double doors opening onto Conservatory.



LOUNGE



CONSERVATORY

12'1" max x 10'5" max (3.69m max x 3.20m max)

having central heating radiator, brick base, glass roof, upvc double glazed windows and French doors opening onto rear garden.



DINING KITCHEN

20'9" x 11'6" (6.35m x 3.52m)

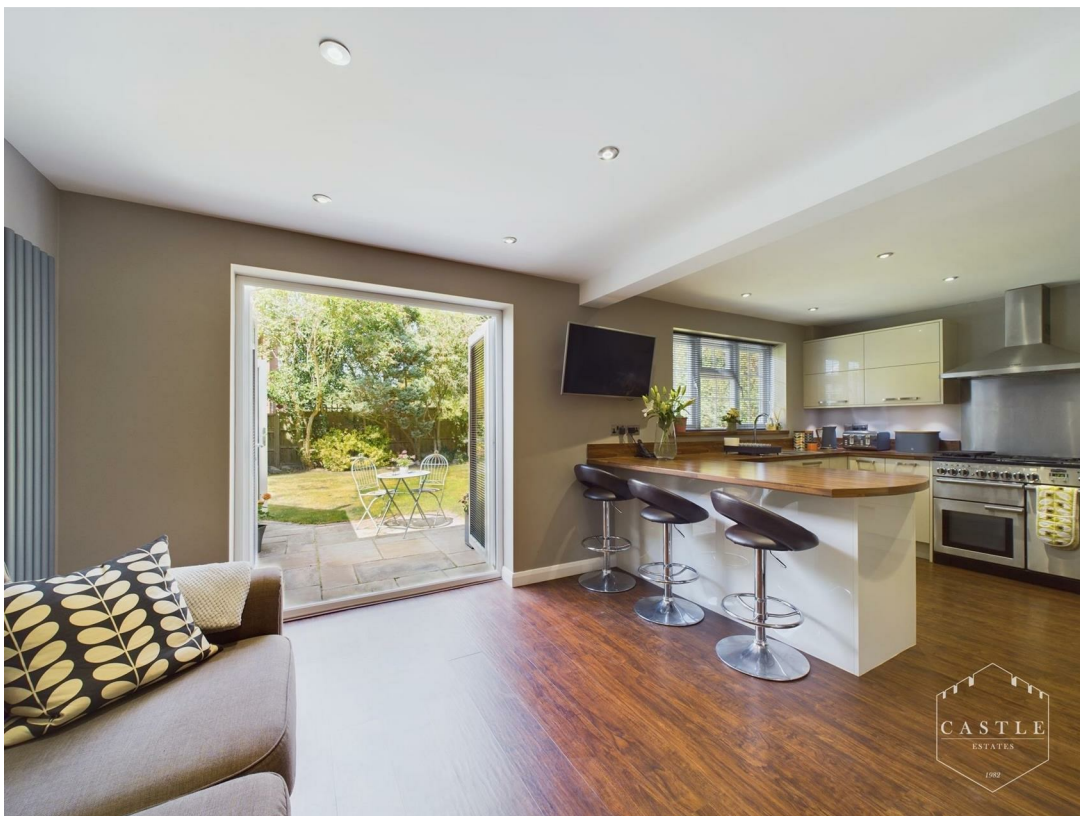
having an excellent range of contemporary fitted cream gloss units including base units, drawers and wall cupboards with under lighting, contrasting work surfaces and inset stainless steel sink with drainer and chrome mixer tap, integrated dishwasher, built in rangemaster style cooker with five ring gas hob and extractor fan over, space for American style fridge freezer with pantry store units surrounding, designer grey central heating radiator, further central heating radiator, inset LED lighting, tv aerial point, wood effect flooring and upvc double glazed French doors opening onto rear garden.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM

7'10" x 4'11" (2.40m x 1.51m)

having further base units and work surfaces, inset sink with drainer and chrome mixer tap, space and plumbing for washing machine and tumble dryer, central heating radiator and upvc double glazed window to rear. Upvc double glazed door to side with obscure glass.



FIRST FLOOR LANDING

having spindle balustrading, central heating radiator, coved ceiling and access to the roof space.



MASTER BEDROOM

13'0" x 12'2" (3.97m x 3.72m)

having range of built in wardrobes, dressing table, tv aerial point, central heating radiator, coved ceiling and upvc double glazed window to rear.



ENSUITE BATHROOM

9'2" x 5'4" (2.81m x 1.65m)

having newly fitted suite including double tray walk in shower with mains fed shower over, integrated low level w.c., wash hand basin with chrome mixer and vanity cabinets, wall mounted mirror with surrounding light, chrome heated towel rail, extractor fan, inset LED lighting and upvc double glazed window with obscure glass.



BEDROOM TWO

12'1" x 10'5" (3.70m x 3.19m)

having central heating radiator, tv aerial point, wood effect flooring, coved ceiling and upvc double glazed window.



BEDROOM THREE

12'1" x 7'4" (3.70m x 2.26m)

having central heating radiator, coved ceiling and upvc double glazed window to front.



BEDROOM FOUR

9'1" x 7'5" (2.77m x 2.27m)

having central heating radiator, coved ceiling and upvc double glazed window.



FAMILY BATHROOM

8'11" x 6'7" (2.74m x 2.02m)

having modern suite including panelled bath with chrome mixer tap, rain shower over and screen, low level w.c., vanity unit with wash hand basin with chrome mixer tap, chrome heated towel rail, ceramic tiled splashbacks, built in airing cupboard and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to DOUBLE GARAGE (5.05m x 5.15m) having electric roller up and over door, power, light and upvc double glazed door to side. Pedestrian access via gate leading to a fully enclosed, landscaped rear garden with patio area, lawn, mature flower and shrub borders, fenced boundaries, further seating area to rear of the garden and outside lighting.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



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>		
	67	79
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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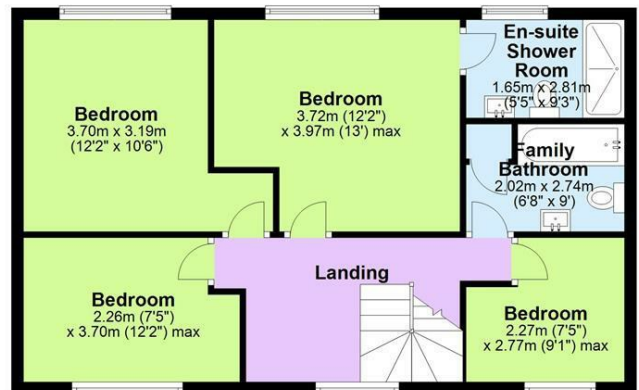
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Ground Floor



First Floor



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
