

CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED MID TERRACE PROPERTY WITH
PARKING AND PRIVATE REAR GARDEN SITUATED IN A POPULAR AND
CONVENIENT LOCATION**



**12 BURLEIGH ROAD
HINCKLEY LE10 0DQ**

Price £185,000

- NO CHAIN - VIEWING ESSENTIAL
- Lounge To Front
- Conservatory
- Family Bathroom
- Mature & Private South Facing Rear Garden
- Entrance Hall
- Open Plan Dining Kitchen
- Two Double Bedrooms & Further Good Sized Bedroom
- Off Road Parking
- Popular & Convenient Location



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www.castles-online.co.uk



VIEWING

By arrangement through the Agents

DESCRIPTION

**** NO CHAIN **** This well presented mid terrace property stands on a good sized plot with off road parking to front and private sizeable rear garden. Viewing is essential.

The accommodation enjoys entrance hall, lounge to front, open plan dining kitchen and upvc double glazed conservatory. To the first floor there are two double bedrooms, further good sized bedroom and a family bathroom.

It is situated in a popular and convenient location ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield excellent.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B

ENTRANCE HALL

having upvc double glazed front door and upvc double glazed window with obscure glass, central heating radiator and staircase to First Floor Landing with useful under stairs storage.



LOUNGE

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

having living flame gas fire, central heating radiator, tv aerial point and upvc double glazed bay window to front.



OPEN PLAN DINING KITCHEN

16'4" x 9'2" (5m x 2.8m)

DINING AREA having living flame gas fire, central heating radiator, upvc double glazed window overlooking Conservatory and upvc double glazed door to Conservatory.

KITCHEN AREA having range of base units, drawers and wall cupboards, contrasting work surfaces with inset stainless steel sink with mixer tap and ceramic tiled splashbacks, freestanding gas cooker with gas oven and hob, space and plumbing for washing machine.



OPEN PLAN DINING KITCHEN



OPEN PLAN DINING KITCHEN



CONSERVATORY

8'10" x 7'2" (2.7m x 2.2m)

having brick base, polycarbonate roof, tiled flooring, upvc double glazed windows and upvc double glazed door to garden.



FIRST FLOOR LANDING

BEDROOM ONE

10'5" x 8'10" (3.2m x 2.7m)

having an excellent range of fitted furniture including wardrobes and drawers, central heating radiator, picture rail and upvc double glazed window to front.



BEDROOM TWO

10'9" x 9'2" (3.3m x 2.8m)

having fitted wardrobes with matching freestanding chest of drawers, storage cupboard housing the gas fired boiler for central heating and domestic hot water, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

7'2" x 7'2" (2.2m x 2.2m)

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



BATHROOM

having low level w.c., pedestal wash hand basin with chrome taps, panelled bath with chrome taps and electric shower over, half tiled ceramic walls and central heating radiator.



OUTSIDE


There is direct vehicular access over a tarmac driveway with standing for two cars and pebbled area. Shared access leading to a fully enclosed private SOUTH FACING rear garden with patio area, lawn, mature flower and shrub borders, garden shed and well fenced boundaries. Not overlooked from the rear.




OUTSIDE



Energy Efficiency Rating

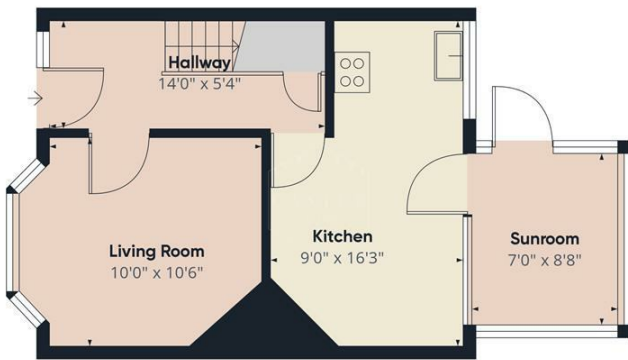
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

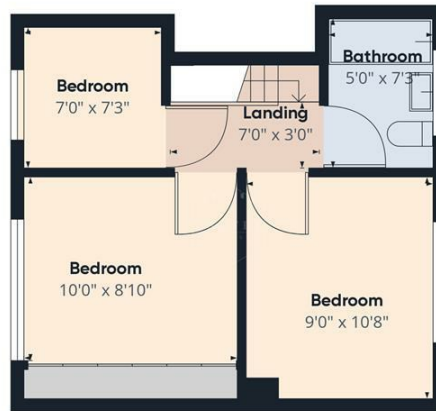
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Floor 0



Floor 1

Approximate total area⁽¹⁾
714.08 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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
