

# CASTLE ESTATES

1982

**A STYLISHLY PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT LOCATION**



## **38 CRIMSON WAY BURBAGE LE10 2NE**

**Offers In Excess Of £250,000**

- Entrance Hall With Guest Cloakroom
- Well Fitted Dining Kitchen
- Two Further Good Sized Bedrooms
- Ample Off Road Parking
- Popular & Convenient Location
- Attractive Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Lawned Rear Garden
- VIEWING ESSENTIAL



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

Welcome to this charming semi-detached house located on Crimson Way in Burbage. This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and make themselves at home.

The house features two well-appointed bathrooms, ensuring convenience and comfort for all residents. Whether you're getting ready for the day ahead or winding down after a long day.

Situated in a sought-after area, this property offers the ideal blend of tranquillity and convenience. Enjoy the peace and quiet of suburban living while still being within easy reach of local amenities, schools, and transport links.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

having composite front door, printed vinyl flooring, central heating radiator and staircase to the First Floor Landing.



**ENTRANCE HALL**



**GUEST CLOAKROOM**

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





**LOUNGE**

14'5" x 11'9" (4.4m x 3.6m )

having central heating radiator, tv aerial point, built in under stairs storage cupboard and upvc double glazed window to front.



**LOUNGE**



## DINING KITCHEN

15'5" x 8'10" (4.7m x 2.7m )

having an attractive range of Shaker style units including ample base units, drawers and wall cupboards, marble effect contrasting work surfaces and ceramic tiled splashbacks, inset sink with chrome mixer tap, built in electric oven with four ring gas hob and extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, upvc double glazed window to rear with fitted blinds and upvc double glazed French doors with fitted blinds opening onto the rear garden.



DINING KITCHEN



DINING KITCHEN





## FIRST FLOOR LANDING

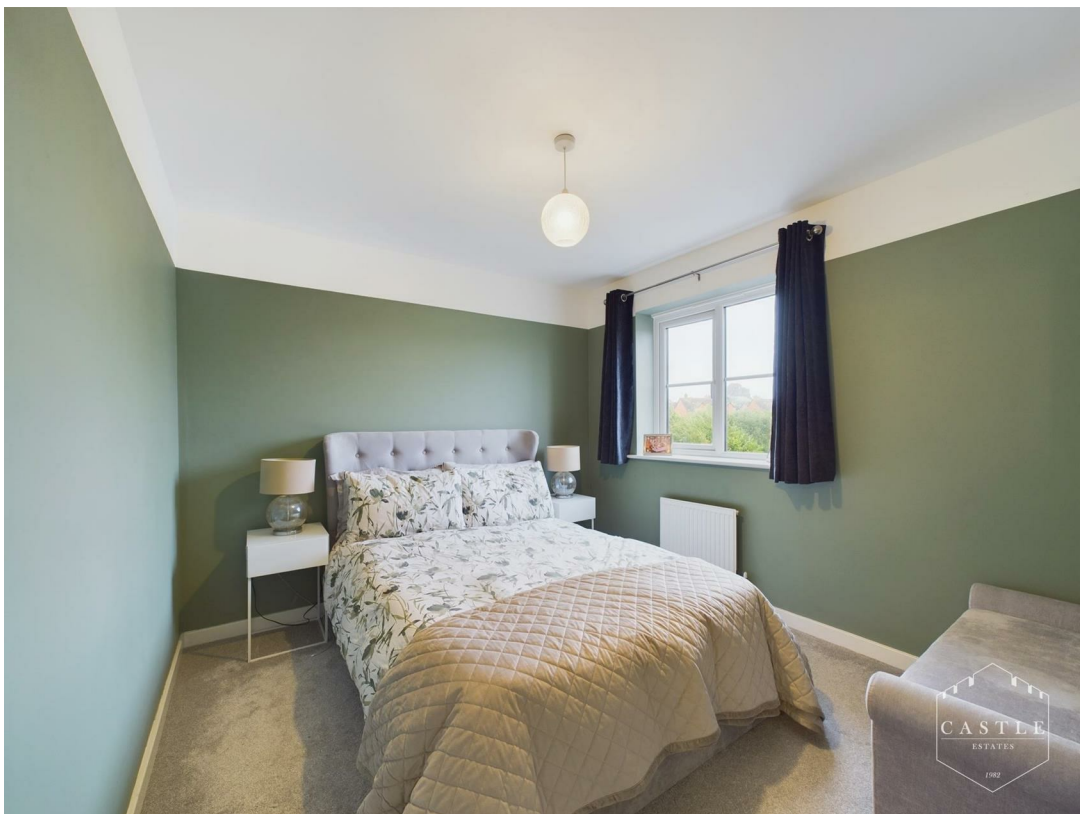
having access to the part boarded roof space.



## MASTER BEDROOM

9'10" x 9'6" (3m x 2.9m )

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



### ENSUITE SHOWER ROOM

having fully tiled shower cubicle with rain shower over and handheld shower, low level w.c., pedestal wash hand basin with chrome mixer tap, oak effect flooring, chrome ladder style heated towel rail and ceramic tiled splashbacks.



### BEDROOM TWO

9'2" x 7'6" (2.8m x 2.3m )

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





### BEDROOM THREE

7'6" x 5'10" (2.3m x 1.8m )

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



### BATHROOM

having panelled bath with shower over and glass screen, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



## OUTSIDE


There is direct vehicular access over a good sized tarmac driveway with standing for several cars. Private gated access to a fully enclosed rear garden having lawn area, patio area, well fenced boundaries and outside tap.




## REAR ELEVATION



**Energy Efficiency Rating**

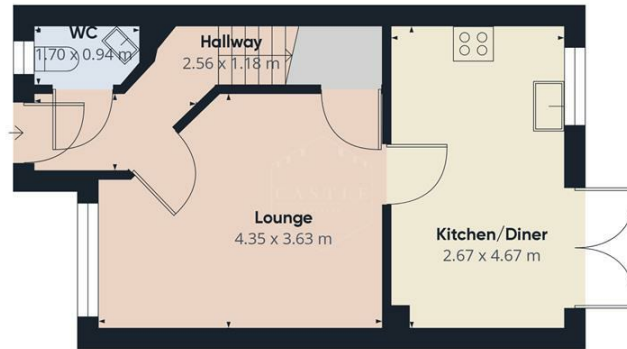
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

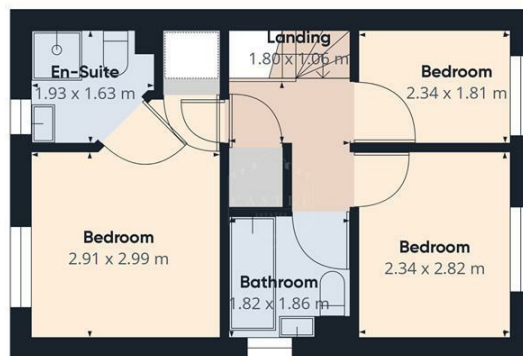
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>	(81-91) <b>B</b>		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
64.86 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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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