

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION



**27 TROON WAY
BURBAGE LE10 2GX**

Offers In The Region Of £625,000

- Impressive Entrance Hall With Guest Cloakroom
- Good Sized Study/Family Room
- Utility Room
- Contemporary fitted family Bathroom
- Ample Off Road Parking & Double Garage
- Attractive Lounge
- Superb Newly Fitted Breakfast Kitchen
- Master Bedroom With Dressing Area & Ensuite
- Three further good sized double bedrooms
- Private Well Tended Gardens



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www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this charming detached family residence located on Troon Way in the picturesque village of Burbage.

This property boasts two spacious reception rooms, superb breakfast kitchen and utility room, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within the house. The two bathrooms in this property provide convenience and comfort for the whole household. Parking will never be an issue with space for up to three vehicles, making it ideal for families with multiple cars or guests visiting and double garage.

Situated in a desirable location, this property offers a perfect blend of tranquillity and convenience. Whether you enjoy peaceful walks in the countryside or prefer the amenities of a bustling town, this house caters to all preferences.

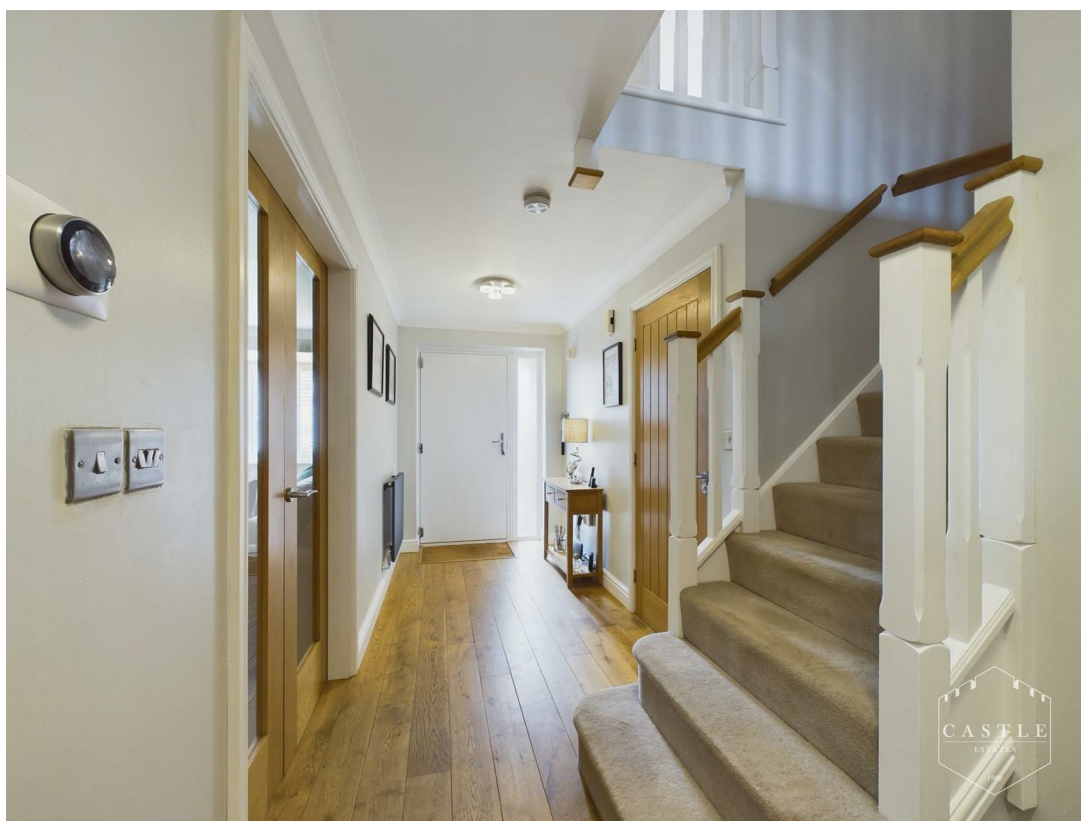
Don't miss the opportunity to make this house your home and enjoy the comfort and space it has to offer. Contact us today to arrange a viewing and take the first step towards owning this delightful property on Troon Way.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having composite door to front and side window with obscure glass, solid wood flooring, designer central heating radiator, built in storage cupboard, coved ceiling and Nest thermostat. Feature 'dog leg' staircase to the First Floor Landing.



ENTRANCE HALL



GUEST CLOAKROOM

5'8" x 3'1" (1.73m x 0.94m)

having low level w.c., wash hand basin with chrome mixer tap, designer central heating radiator, wood effect flooring, extractor fan and inset LED lighting.



LOUNGE

18'6" x 12'1" (5.64m x 3.70m)

having feature fireplace with log burner, marble surround and hearth, tv aerial point, two central heating radiators, coved ceiling and upvc double glazed bay window to front with French style shutters. Glass panelled double doors to Hall.



LOUNGE



OPEN PLAN BREAKFAST KITCHEN

22'1" x 17'10" (6.75m x 5.45m)

having an excellent range of newly fitted high gloss units including ample base units, drawers and wall cupboards, white quartz worktops and inset composite sink with chrome mixer tap, integrated dishwasher, two built in AEG ovens with one being a combination steam oven, four ring electric induction hob with cooker hood over, space for American style fridge freezer, large island unit with further storage and integrated wine cooler, designer central heating radiator, LED inset lighting, ceramic tiled flooring, three vellux roof lights, two upvc double glazed windows to rear and upvc double glazed French doors opening onto the rear garden. The whole area has thermostatic underfloor heating. Glass panelled doors opening onto Study/Family Room.



OPEN PLAN BREAKFAST KITCHEN



OPEN PLAN BREAKFAST KITCHEN



UTILITY ROOM

9'1" x 5'3" (2.79m x 1.61m)

having range of fitted units including base units and wall cupboards, space and plumbing for washing machine, space for tumble dryer, inset stainless steel sink with drainer and chrome mixer tap, central heating radiator, further storage cupboard, built in gas fired boiler for central heating and domestic hot water. Composite double glazed door to side with obscure glass. Fire door to Garage.



GARAGE

17'10" x 15'8" (5.44m x 4.79m)

having electric up and over door, power and light.

STUDY/FAMILY ROOM

10'9" x 10'2" (3.29m x 3.10m)

having solid wood flooring, tv aerial point, central heating radiator, coved ceiling and upvc double glazed French doors opening onto rear garden.



FIRST FLOOR LANDING

having spindle balustrading, central heating radiator, access to the fully insulated and part boarded roof space with drop down ladder.



FIRST FLOOR LANDING



MASTER BEDROOM

14'11" max x 10'11" (4.57m max x 3.35m)

having built in wardrobes, tv aerial point, newly installed A/C unit, upvc double glazed window to front with French style shutters.



DRESSING AREA

5'10" x 5'6" (1.78m x 1.68m)

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



ENSUITE SHOWER ROOM

8'5" x 4'7" (2.58m x 1.42m)

having modern suite including double shower cubicle with mains fed pumped rain shower over and attachment, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, wall mounted mirrored cabinet with LED lighting, fully tiled walls, extractor fan and upvc double glazed window with obscure glass.



BEDROOM TWO

12'7" x 11'11" (3.84m x 3.64m)

having built in wardrobes, central heating radiator, tv aerial point, upvc double glazed window to front with French style shutters.



BEDROOM THREE

11'8" x 11'10" (3.57m x 3.63m)

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to rear.



BEDROOM FOUR

14'0" x 9'5" (4.29m x 2.89m)

having built in wardrobes, central heating radiator, feature panelled wall and upvc double glazed window to rear.



BEDROOM FOUR



FAMILY BATHROOM

9'8" x 6'2" (2.97m x 1.90m)

having modern white suite including bath with feature inset shelving, shower cubicle with mains fed pumped rain shower over and attachment, wash hand basin with chrome mixer tap, low level w.c., chrome heated towel rail, ceramic tiled splashbacks, extractor fan and upvc double glazed window to rear with obscure glass.



FAMILY BATHROOM**OUTSIDE**

There is direct vehicular access over a tarmac driveway with standing for up to three cars leading to DOUBLE GARAGE with external EV charging point. Pedestrian access via gate leading to a fully enclosed private rear garden with patio area, lawn, mature flower and shrub borders, Indian sandstone water feature, timber shed, feature lighting front and rear, security cameras to front and rear, wall and fenced boundaries. Wooden arbour seating area.



OUTSIDE



OUTSIDE



OUTSIDE



Energy Efficiency Rating

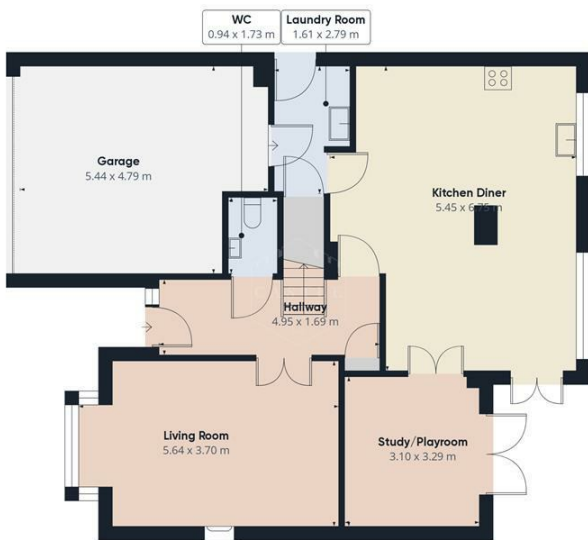
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

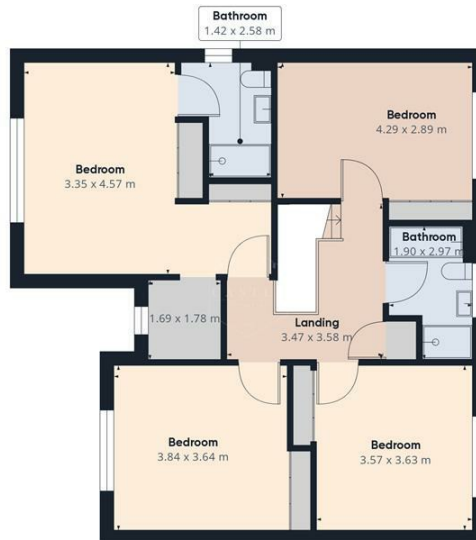
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Floor 0



Floor 1

Approximate total area⁽¹⁾
185.76 m²

(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
