

CASTLE ESTATES

1982

**A WELL APPOINTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH
SIZEABLE LAWNED REAR GARDEN SITUATED IN A HIGHLY POPULAR BURBAGE
LOCATION**



**9 ATKINS WAY
BURBAGE LE10 2PH**

Offers In Excess Of £350,000

- Entrance Hall
- Well Fitted Kitchen
- Office/Family Room
- Family Bathroom & Separate W.C.
- Sizeable Lawned Rear Garden
- Spacious Lounge
- Garden Room
- Four Good Sized Bedrooms
- Ample Off Road Parking
- Popular Burbage Village Location



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This well appointed detached family residence stands on a good sized plot with ample off road parking to front and a sizeable lawned rear garden. Viewing is essential.

The accommodation consists of an entrance hall, spacious lounge, garden room, well fitted kitchen and a useful ground floor office/family room. To the first floor there are four good sized bedrooms, bathroom and separate w.c.

It is situated in a popular and convenient location close to local shops. Burbage village centre is approximately half a mile away with its larger amenities and schools. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having upvc double glazed front door and side window with obscure glass, solid oak flooring and dado rail. Staircase leading to First Floor Landing.



LOUNGE

26'1" x 11'3" (7.97m x 3.43m)

having feature fireplace with open fire facility, two central heating radiators, tv aerial point, covered ceiling, dual aspect with upvc double glazed window to front and upvc double glazed sliding doors to rear.



LOUNGE



GARDEN ROOM

23'7" x 5'7" (7.21m x 1.72m)

having brick base with wooden windows overlooking the rear garden and door opening onto garden.



KITCHEN

14'3" x 11'6" (4.36m x 3.51m)

having range of fitted units including base units and wall cupboards, contrasting work surfaces and inset sink with chrome mixer tap, space for range style cooker, space for tall standing fridge freezer, central heating radiator, built in storage cupboard, wooden window to rear and upvc double glazed door to side.



KITCHEN



KITCHEN



OFFICE/FAMILY ROOM

11'11" x 7'11" (3.65m x 2.43m)

having central heating radiator, tv aerial point, upvc double glazed windows to side and front.



UTILITY SPACE

5'4" x 4'7" (1.63m x 1.40m)

having space and plumbing for washing machine, Belfast sink with hot and cold tap, upvc double glazed window to side with obscure glass and upvc double glazed door to side.

FIRST FLOOR LANDING

having central heating radiator and access to the part boarded roof space.



BEDROOM ONE

13'9" x 10'11" (4.20m x 3.35m)

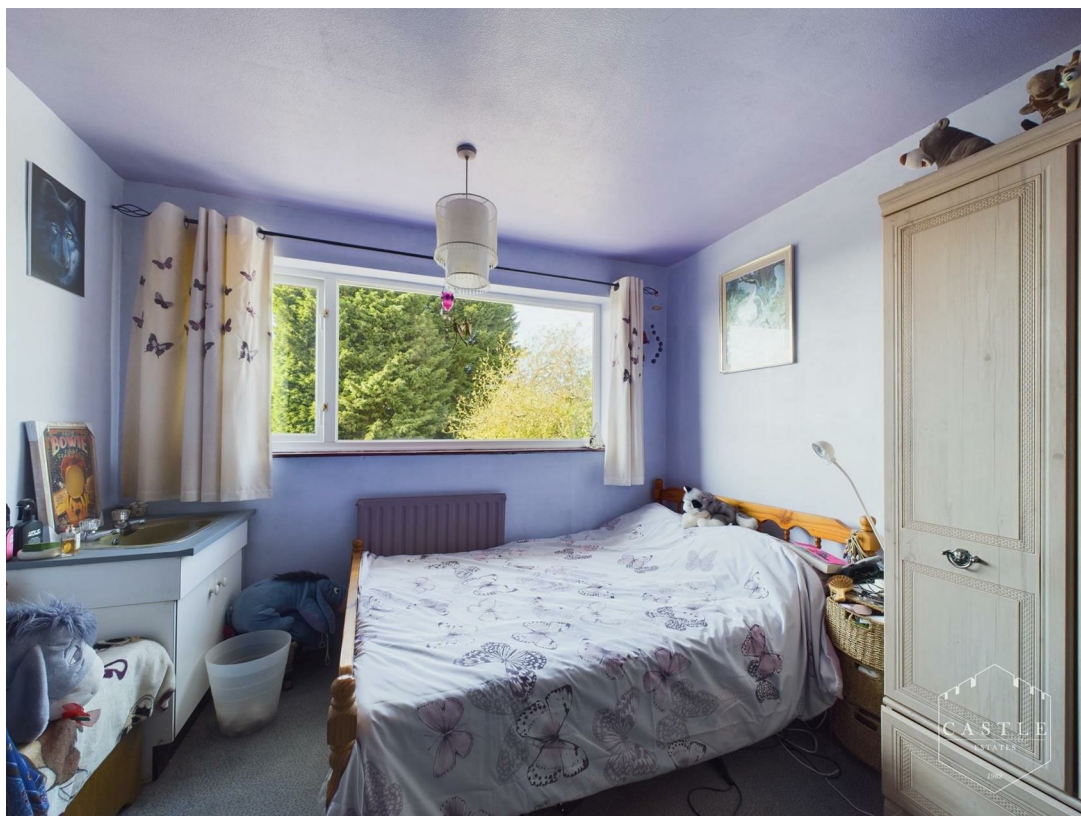
having mirror fronted wardrobes, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

12'3" x 10'2" (3.75m x 3.10m)

having central heating radiator, vanity unit with wash hand basin and upvc double glazed window to rear.



BEDROOM THREE

11'5" x 8'4" (3.48m x 2.55m)

having central heating radiator, vanity unit with wash hand basin and upvc double glazed window to front.

BEDROOM FOUR

9'3" x 7'11" (2.83m x 2.43m)

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



BATHROOM

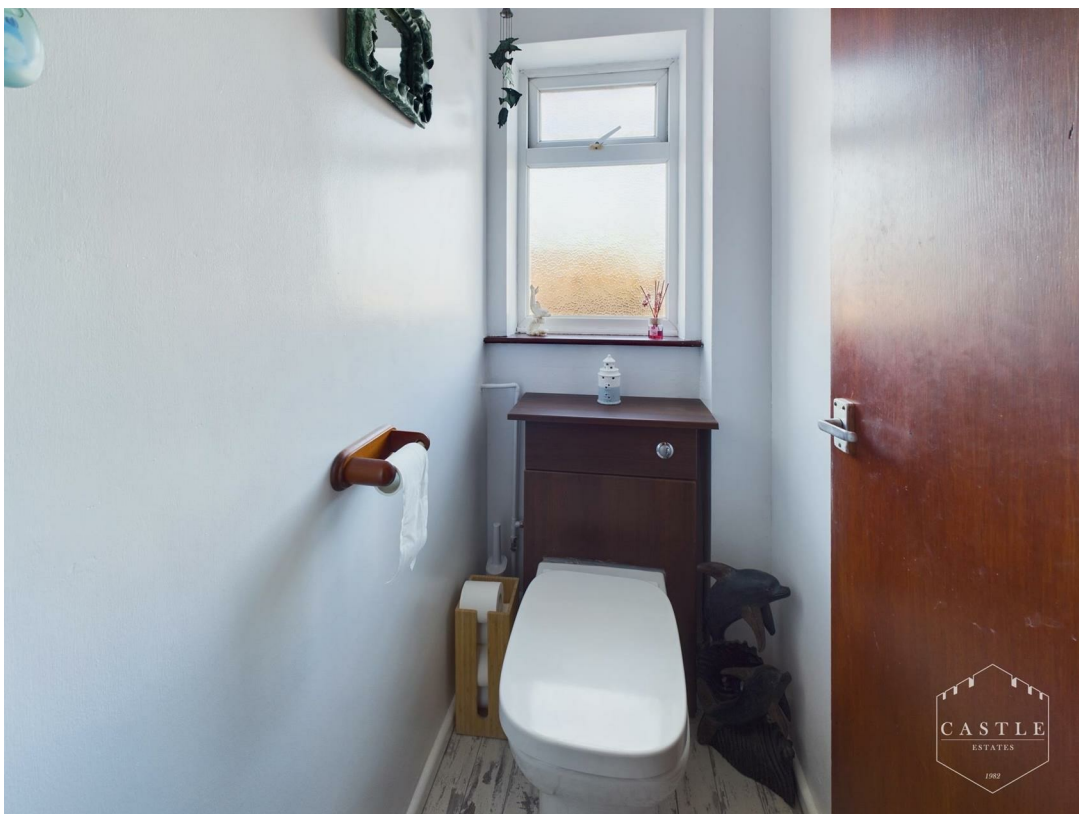
8'11" x 7'0" (2.74m x 2.15m)

having panelled bath with shower attachment, shower over and screen, wash hand basin, airing cupboard housing the hot water cylinder, central heating radiator and upvc double glazed window with obscure glass.



SEPARATE W.C.

having low level w.c. and upvc double glazed window with obscure glass.



OUTSIDE


There is direct vehicular access over a tarmac driveway with ample off road parking. Gated side pedestrian access to the a fully enclosed garden with patio area, lawn, mature flower and shrub borders, well fenced boundaries. BRICK BUILT STORE.




OUTSIDE





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

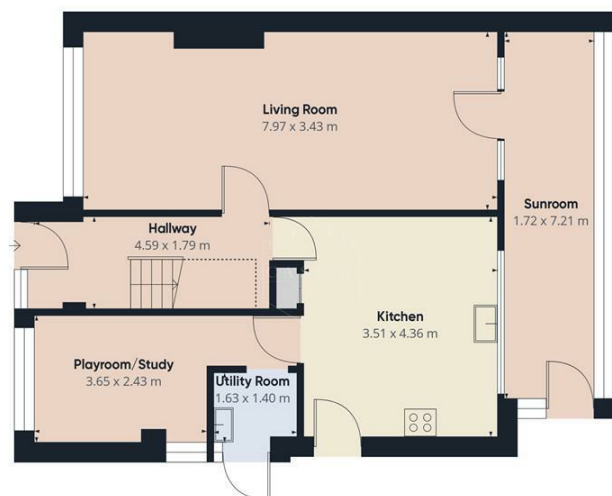
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82

59



Floor 0



Floor 1

Approximate total area⁽¹⁾
135.97 m²
Reduced headroom
1.77 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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.

GIRAFFE360

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
