

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED FIVE BEDROOMED DETACHED FAMILY RESIDENCE  
SITUATED IN A HIGHLY POPULAR AND CONVENIENT LOCATION WITHIN THE  
HEART OF OLD BURBAGE**



**17 HORSEPOOL  
BURBAGE LE10 2DH**  
**Offers Over £585,000**

- Impressive Entrance Hall & Guest Cloakroom
- Attractive Lounge With Inglenook Fireplace
- Master Bedroom With Newly Fitted Ensuite
- Newly Fitted Family Bathroom
- Beautiful Landscaped Private Rear Garden
- Superb Shaker Style Dining Kitchen & Utility Room
- Separate Dining Room
- Four Further Good Sized Bedrooms
- Parking For Numerous Cars & Double Garage
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

Welcome to this stunning 5-bedroom detached house located in the picturesque village of Horsepool, Burbage. This property is a true gem that offers a perfect blend of comfort and style.

As you step into this charming home, you are greeted by a spacious living area that is perfect for entertaining guests or simply relaxing with your family, further separate dining room. The kitchen is a chef's dream, with modern appliances, ample storage space, and a stylish design that will inspire your culinary creations. The dining area is perfect for enjoying family meals or hosting dinner parties with friends.

Upstairs, you will find five well-appointed bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom boasts a newly fitted en-suite shower room, providing a touch of indulgence to your daily routine.

Outside, the property features a beautifully landscaped garden where you can unwind and enjoy the fresh air. Whether you're hosting a summer barbecue or simply relaxing with a book, this outdoor space is sure to become your favourite spot.

Located in the sought-after village of Horsepool, Burbage, this property offers the perfect combination of tranquillity and convenience. With local amenities, schools, and green spaces nearby, you'll have everything you need right at your doorstep.

Don't miss out on the opportunity to make this beautiful house your new home.

## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

having composite double glazed front door with feature leaded lights and obscure glass, central heating radiator and tiled flooring. Feature 'dog leg' staircase to First Floor Landing with under stairs storage. Fire door to Double Garage.



## GUEST CLOAKROOM

5'4" x 3'2" (1.63m x 0.99m )

having integrated low level w.c. with storage cabinets, vanity unit with low level w.c., chrome heated towel rail, tiled flooring, alarm control panel and upvc double glazed window to front with obscure glass.



## DINING KITCHEN

15'8" max x 10'10" max (4.78m max x 3.31m max )

having newly fitted Shaker style units including base units, drawers and wall cupboards, marble effect work surfaces and upstands, inset Belfast sink with chrome mixer tap, integrated dishwasher, built in rangemaster style oven and grill, five ring gas hob and extractor hood over, wine cooler, integrated fridge freezer, breakfast bar, central heating radiator, tiled flooring, upvc double glazed windows to rear and side. Archway to Utility Room.



DINING KITCHEN



DINING KITCHEN



## DINING KITCHEN



## UTILITY ROOM

9'8" x 5'1" (2.95m x 1.55m )

having range of further matching units including base units and wall cupboards, matching work surfaces and inset Belfast sink with chrome mixer tap, central heating radiator, tiled flooring, upvc double glazed window to front and stable door to rear garden.



## DINING ROOM

9'10" x 9'11" (3.02m x 3.03m )

having central heating radiator, wood effect flooring and upvc double glazed bay window to rear.



**LOUNGE**

19'2" x 11'10" (5.85m x 3.63 )

having feature inglenook fireplace with wood burner, tv aerial point, wood flooring, two upvc double glazed windows to side and upvc double glazed French doors opening onto rear garden.



**LOUNGE**





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## FIRST FLOOR LANDING

having feature spindle balustrading, access to the part boarded roof space, central heating radiator and upvc double glazed window to front.

## MASTER BEDROOM

13'1" x 11'10" (3.99m x 3.62m )

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



## ENSUITE SHOWER ROOM

8'10" x 5'10" (2.70m x 1.78m )

having newly fitted suite double tray shower cubicle with rain shower over and attachments, heated towel rail, including low level w.c., grey vanity unit wash hand basin, velux roof light, wood effect flooring and ceramic tiled splashbacks.



## ENSUITE SHOWER ROOM



**BEDROOM TWO**

14'7" x 10'8" (4.45m x 3.27m )

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



**BEDROOM TWO**



### BEDROOM THREE

10'0" x 9'10" (3.05m x 3.02m )

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



### BEDROOM FOUR

10'11" x 9'3" (3.33m x 2.83m )

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



**BEDROOM FIVE**

7'10" x 7'9" (2.41m x 2.37m )

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



## BATHROOM

9'8" x 5'11" (2.95m x 1.81m )

having newly fitted suite including panelled bath with rain shower over and glass screen, grey vanity unit with wash hand basin, matching integrated low level w.c. and grey cabinets, wood effect flooring, extractor fan, central heating radiator and upvc double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access over sizeable gravelled driveway with ample standing for numerous cars leading to DOUBLE GARAGE with electric roller doors, power, light and housing the gas fired boiler for central heating and domestic hot water. A fully enclosed beautifully landscaped rear garden steps up to lawn, seating areas, mature trees, shrubs and flower borders, decked area, outside lighting, outside tap and garden shed, hedged and fenced boundaries.



OUTSIDE



OUTSIDE





OUTSIDE



OUTSIDE




OUTSIDE




OUTSIDE - FRONT ELEVATION



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>80</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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Approximate total area<sup>(1)</sup>  
170.94 m<sup>2</sup>  
Reduced headroom  
7.61 m<sup>2</sup>

(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

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