

CASTLE ESTATES

1982

A LARGE TWO BEDROOMED DETACHED BUNGALOW STANDING ON A SUBSTANTIAL PLOT WITH AMPLE OFF ROAD, DOUBLE GARAGE AND SIZEABLE REAR GARDEN SITUATED IN A HIGHLY SOUGHT AFTER NON ESTATE VILLAGE LOCATION



3 GROSVENOR CRESCENT BURBAGE LE10 2BQ

Offers In The Region Of £600,000

- NO CHAIN - EXCELLENT POTENTIAL FOR FURTHER DEVELOPMENT
- Kitchen & Utility Room
- Separate Dining Room/Bedroom Three
- Two Family Bathrooms
- Sizeable Mature Gardens
- Entrance Porch To Hall
- Spacious Lounge
- Two Double Bedrooms
- Ample Off Road Parking & Double Garage
- Superb Private Plot



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Grosvenor Crescent, Burbage - a charming location that could be your next home! This delightful detached bungalow offers excellent potential for further improvement and extension standing on a superb plot. Viewing is essential.

The accommodation boasts entrance porch to hall with walk in cloakroom off, kitchen, utility room, spacious lounge with inglenook fireplace, separate dining room/bedroom three, two double bedrooms and a family bathroom.

Located in the heart of Burbage, you'll have easy access to local amenities, schools, and parks, making it a convenient choice for both work and leisure. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

Don't miss out on the opportunity to make this charming bungalow in Grosvenor Crescent your own. Book a viewing today and step into the beginning of your new chapter in this lovely abode.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band F

ENTRANCE PORCH

having feature arched wooden doors to front, quarry tiled flooring. Door to Hall.

HALL

having alarm control pad, two central heating radiators and access to the part boarded roof space with drop down ladder.

CLOAKROOM

8'7" x 4'0" (2.64m x 1.22m)

having built in storage cupboards, central heating radiator and upvc double glazed window to front.

SHOWER ROOM

having walk in shower with shower over, vanity unit with wash hand basin, low level w.c., fully tiled walls, central heating radiator and upvc double glazed window with obscure glass.



KITCHEN

13'2" x 10'3" (4.02m x 3.14m)

having range of fitted units including base units, drawers and wall cupboards, contrasting roll top work surfaces and inset stainless steel sink with drainer and chrome mixer tap, built in electric oven and grill, four ring electric hob with extractor fan over, integrated fridge freezer, inset LED lighting, central heating radiator and upvc double glazed window to side. Door to Rear Entrance.



KITCHEN



REAR ENTRANCE

having feature arched door to Garden and access to Utility Room.



UTILITY ROOM

9'10" x 7'10" (3.02m x 2.41m)

having further base units and inset stainless steel sink, space and plumbing for washing machine, central heating radiator, upvc double glazed window to side. Fire door to Double Garage.



DOUBLE GARAGE

21'8" x 15'7" (6.62m x 4.75m)

having electric up and over door, power, light and housing the gas fired boiler for central heating and domestic hot water. Door to Garage.

DINING ROOM/BEDROOM THREE

15'7" x 13'10" (4.75m x 4.24m)

having two central heating radiators, two upvc double glazed windows to rear and side.



DINING ROOM/BEDROOM THREE



LOUNGE

20'10" x 14'6" (6.37m x 4.43m)

having feature inglenook fireplace, tv aerial point, wall light points, two picture windows looking through to hall, upvc double glazed bay window to rear and upvc double glazed double doors opening onto the rear garden.



LOUNGE



LOUNGE

BEDROOM ONE

15'8" x 14'11" (4.79m x 4.55m)

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



BEDROOM ONE



BEDROOM TWO



BATHROOM

8'9" x 8'4" (2.68m x 2.55m)

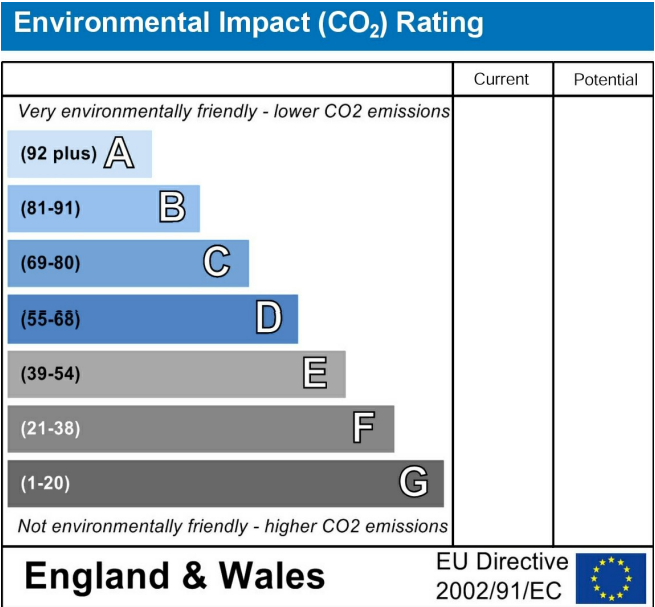
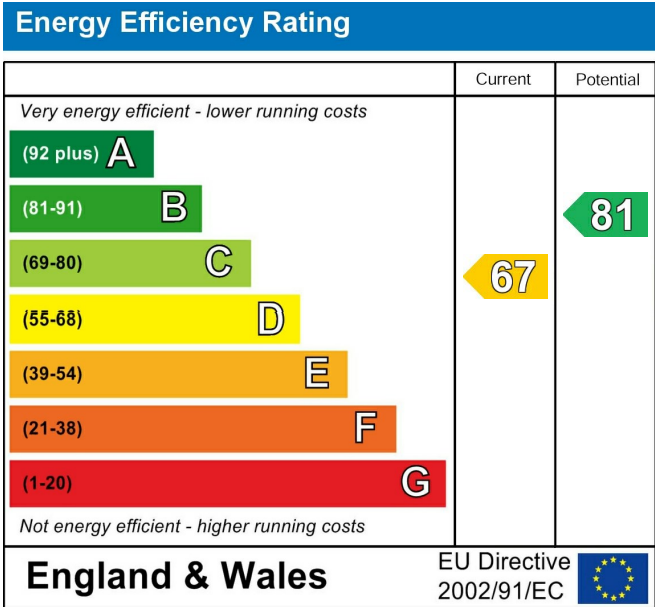
having low level w.c., panelled bath, wash hand basin, heated towel rail, central heating radiator, shaver point and upvc double glazed window to front with obscure glass.

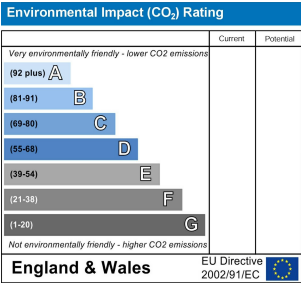
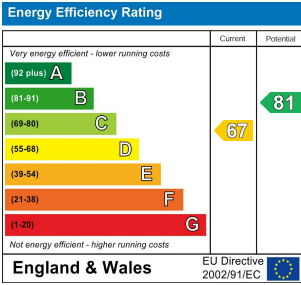


OUTSIDE

3, Grosvenor Crescent

There is direct vehicular access over a private driveway with ample off road parking leading to DOUBLE GARAGE. Gated side pedestrian access to a sizeable mature private rear garden with patio area to side and storage shed, mature lawn and borders. Gated access to the Grove Road.





Approximate total area⁽¹⁾
188 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.

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
