

# CASTLE ESTATES

1982

**A STUNNING BRAND NEW THREE STOREY, FOUR BEDROOMED FAMILY RESIDENCE SITUATED IN A QUIET PRIVATE COURTYARD LOCATION CLOSE TO BURBAGE COMMON AND WOODS AVAILABLE NOW**

**\*\* £20,000 DEPOSIT CONTRIBUTION \*\***



## **PLOT 4 SYCAMORE HOUSE THE OUTWOODS BURBAGE LE10 2UD**

**Price £570,000**

- £20,000 DEPOSIT CONTRIBUTION
- UNDER FLOOR HEATING TO GROUND FLOOR AND FIRST FLOORS
- MASTER BEDROOM & BEDROOM TWO WITH ENSUITES AND TWO FURTHER GOOD SIZED BEDROOMS
- LUXURY FAMILY BATHROOM
- POPULAR LOCATION CLOSE TO BURBAGE COMMON AND WOODS
- EXTREMELY SPACIOUS WITH HIGH SPECIFICATION THROUGHOUT
- STUNNING OPEN PLAN LIVING / KITCHEN / DINING
- HANDMADE DESIGNER KITCHEN
- OFF ROAD PARKING & GOOD SIZED GARDEN
- 1876 SQFT



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### **\*\* £20,000 DEPOSIT CONTRIBUTION \*\***

Nestled in the charming village of Burbage, this stunning new build property in The Outwoods is a true gem waiting to be discovered. Boasting a spacious three-storey layout, this detached family home offers the perfect blend of modern living and comfort.

With four bedrooms and three bathrooms spread across 1,876 sq ft, there is ample space for the whole family to enjoy. The property is done to a high specification, ensuring a luxurious living experience for its future residents.

Situated in a popular location within Burbage, this home offers the tranquillity of village life while still being close to local amenities. The off-road parking adds convenience, while the good-sized rear garden provides a lovely outdoor space to relax and entertain.

Don't miss the opportunity to make this new build property your own and enjoy the perks of a deposit contribution. Embrace the beauty of village living in this modern and stylish detached home - your perfect abode awaits in Burbage!

### **VIEWING**

By arrangement through the Agents.

### **DESCRIPTION**

#### **\*\* £20,000 DEPOSIT CONTRIBUTION \*\***

A FABULOUS BRAND NEW 4 Bedroom, 3-storey detached family home set in a private courtyard within a rural location in sought-after Burbage, next to Burbage Common and Woods and benefitting from countryside views over Burbage Common from the rear elevation. The property is perfectly positioned between Burbage village and Hinckley town centre, both within easy walking distance.

This property comprises: an impressive locally handmade fitted living/kitchen/dining Room including Bosch appliances, Quartz worktop, boiling water tap, Nespresso Gemini coffee machine and luxury triple glazed bi-fold doors opening out to the rear garden, living room/study, separate fitted utility room with separate WC and fully fitted vanity units. Stairs rising to the first floor landing; Four good sized double bedrooms two with ensuite bathroom with an impressive dressing area with space for wardrobes; stunning spacious family bathroom with separate shower cubicle; stairs rising to the second floor landing; spacious master bedroom with a stunning ensuite. To the rear there is an impressive garden with a good sized Indian sandstone patio area. This property benefits from underfloor heating to ground floor and floor covering throughout.

In addition, this property also benefits from triple glazing throughout, bespoke made bathroom furniture throughout, hardwired Ring doorbell and security cameras, Sonos ceiling speakers to the living/kitchen/dining room, ethernet points behind every TV point, Wi-fi boosters on every floor, fibre broadband internet supply & Vaillant air source heat pump.

This is an ideal family home, built to a very high specification and finish, which forms part of this beautiful prestigious development of only 5 homes altogether. This property comes with two private parking spaces.

Services: Mains Electricity & Water & Sewerage will be supplied to the property (No tests have been carried out)

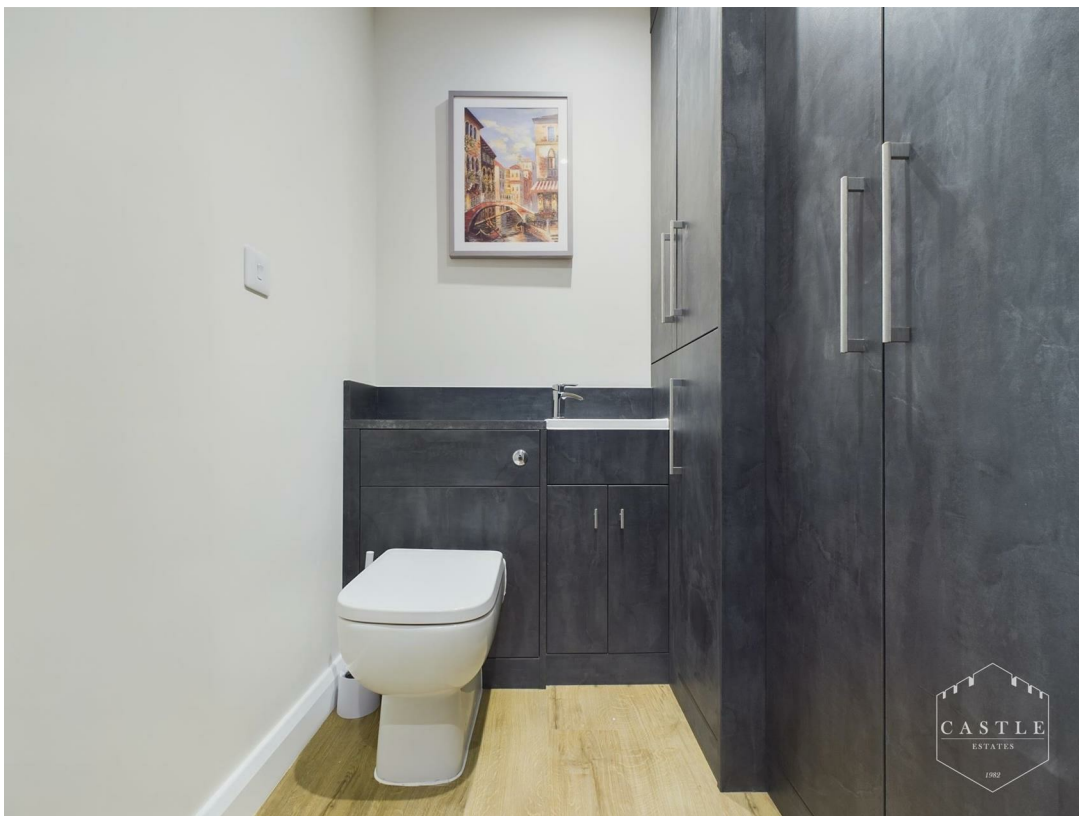
## ENTRANCE HALL

13'6" x 9'1" (4.14m x 2.79m )



## GUEST CLOAKROOM/WC

4'8" x 3'10" (1.43m x 1.18m)





## UTILITY ROOM

7'10" x 7'8" (2.40m x 2.36m)



## STUNNING OPEN PLAN LIVING / KITCHEN / DINING ROOM

24'2" x 15'11" (7.39m x 4.87m)



**STUNNING OPEN PLAN LIVING / KITCHEN / DINING ROOM**



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**STUNNING OPEN PLAN LIVING / KITCHEN / DINING ROOM**



**LIVING ROOM/STUDY**

10'9" x 10'5" (3.30m x 3.20m)



## FIRST FLOOR LANDING

11'11" x 3'8" (3.65m x 1.13m)



## BEDROOM TWO

11'2" x 9'5" (3.41m x 2.89m)





### ENSUITE DRESSING AREA (BEDROOM 2)

7'4" x 5'4" (2.25m x 1.65m)



### ENSUITE BATHROOM (BEDROOM 2)

8'8" x 7'3" (2.65m x 2.23m )



### BEDROOM THREE

15'11" x 10'4" (4.86m x 3.15m )



### BEDROOM FOUR

13'7" x 11'7" (4.16m x 3.54m )



## **FAMILY BATHROOM**

9'5" x 7'7" (2.89m x 2.33m)



## **SECOND FLOOR LANDING**

3'6" x 3'0" (1.09m x 0.93m )



## MASTER BEDROOM

23'0" x 14'10" (7.03m x 4.54m)



## MASTER BEDROOM



## ENSUITE TO MASTER

16'7" x 8'4" (5.08m x 2.55m )



## OUTSIDE





### ELBA HOMES

'Built by our family, made for yours'

Elba Homes is a family-run residential development business, based in the Midlands, with over ten years' experience in creating new build homes in Leicestershire. Their expertise spans a range of property types, from starter homes to barn conversions, as well as executive style houses. Before transitioning into housebuilding, they spent many years providing bespoke alterations and renovations for private clients, which has led to their strong foundation in craftsmanship and paying close attention to detail.

Their in-house team is dedicated to delivering thoughtfully designed homes, with high attention to detail at every stage. Elba Homes focus on using high-quality materials and trusted, market-leading brands for fixtures and fittings. Each home they build comes with a 10-year warranty, is energy-efficient, and features custom kitchens and bathrooms designed by a local business, ensuring every space is as functional as possible. Close care and attention is paid to design, ensuring their homes are desirable to prospective customers, whether that be a starter home for a young couple, or an easy access property targeted towards later generations or independent living.

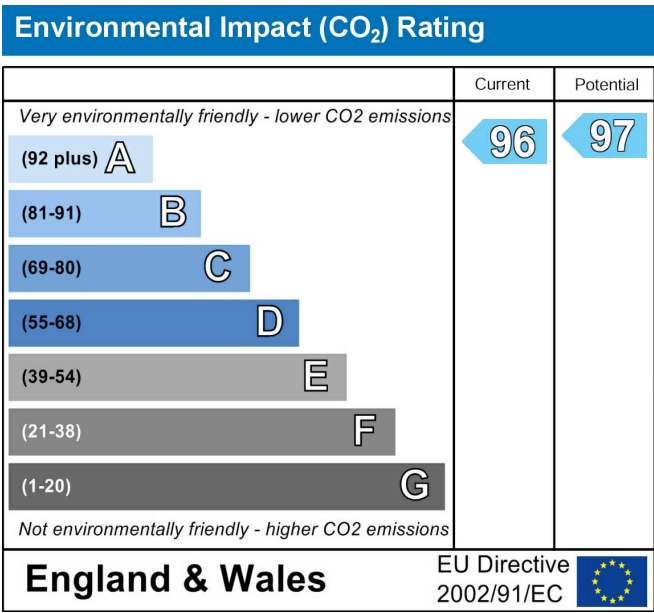
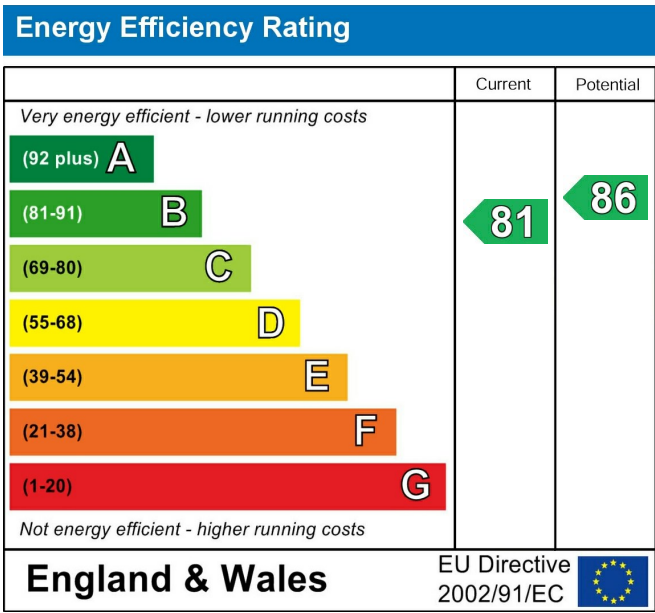
### DRONE SHOT1

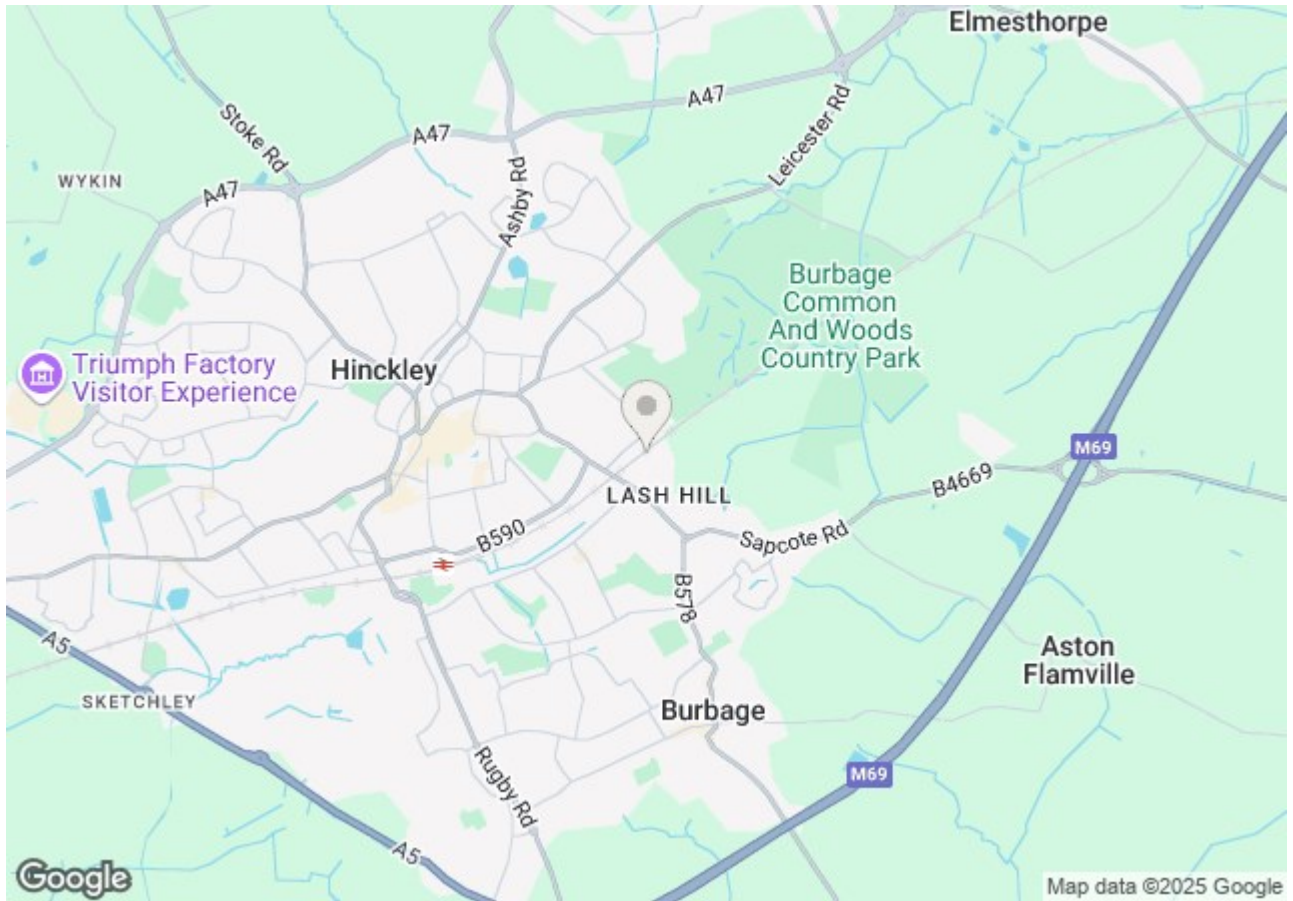


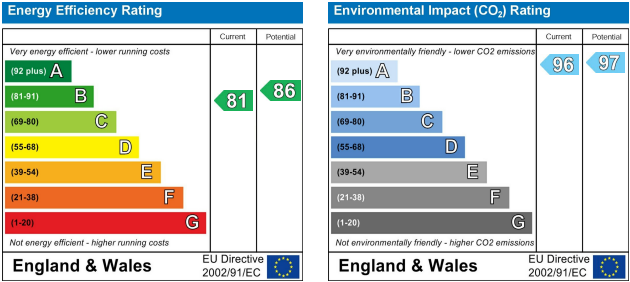
### DRONE SHOT2











Approximate total area<sup>(1)</sup>  
174.33 m<sup>2</sup>  
Reduced headroom  
8.26 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.  
GIRAFFE 360



### 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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