

CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE
BUILT BY REDROW HOMES SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**11 PASSCHENDAELE DRIVE
BURBAGE LE10 2FP**

Offers In Excess Of £320,000

- Entrance Hall
- Attractive Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Private Easy To Maintain Garden
- Guest Cloakroom
- Well Fitted Dining Kitchen
- Two Further Bedrooms
- Off Road Parking For Two Cars
- VIEWING ESSENTIAL



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**** Viewing is Essential **** This well presented semi detached house presents an excellent opportunity for families and professionals alike.

The accommodation boasts entrance hall with guest cloakroom, attractive lounge and well fitted dining kitchen. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property has off road parking for two cars and a well tended, easy to maintain private rear garden.

It is situated in a popular residential location within easy distance of local shops, schools and amenities. The A5, M69 junctions are close by making travelling to further afield excellent.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having composite front door, wood effect flooring and central heating radiator. Spindle balustraded staircase to the First Floor Landing with useful storage beneath.



GUEST CLOAKROOM

5'7" x 2'10" (1.71m x 0.88m)

having low level w.c., corner wash hand basin with chrome mixer tap, central heating radiator, electric meters and upvc double glazed window with obscure glass.



LOUNGE

15'8" x 9'8" (4.78m x 2.95m)

having feature media wall with tv aerial point, space for sound bar, feature fire beneath and shelving, inset lighting, central heating radiator and upvc double glazed window to front.



LOUNGE



DINING KITCHEN

17'11" x 11'4" (5.47m x 3.46m)

having an excellent range of fitted Shaker style units including base units, drawers and wall cupboards, matching Quartz work surfaces and inset sink with drainer and mixer tap, built in electric oven and grill, four ring gas hob with cooker hood over, integrated dishwasher, integrated fridge freezer, inset LED lighting, wood effect flooring, central heating radiator, tv aerial point, storage cupboard, upvc double glazed window to rear and French doors opening onto garden. Under stair cupboard with space and plumbing for washing machine and tumble dryer.



DINING KITCHEN



FIRST FLOOR LANDING

having upvc double glazed window to side, access to the part boarded roof space, central heating radiator and storage cupboard housing the water heater.

BEDROOM ONE

11'3" x 11'2" (3.45m x 3.41m)

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



BEDROOM ONE



ENSUITE SHOWER ROOM

7'4" x 4'0" (2.26m x 1.24m)

having shower cubicle with mains fed shower over, low level w.c, wash hand basin with chrome mixer tap, shaver point, extractor fan, LED inset lighting and chrome heated towel rail.



BEDROOM TWO

11'6" x 9'1" (3.52m x 2.78m)

currently being used as a walk in wardrobe having central heating radiator and upvc double glazed window to rear.



BEDROOM TWO



BEDROOM THREE

8'7" x 8'7" (2.62m x 2.62m)

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



BATHROOM

6'6" x 5'5" (1.99m x 1.67m)

having panelled bath with mains fed shower over and screen, low level w.c., wash hand basin with chrome mixer tap, LED inset lighting, chrome heated towel rail, shaver point and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a driveway with parking for two cars. Gated side pedestrian access to an easy to maintain garden with slabbed patio areas, artificial lawn, raised sleeper borders and well fenced boundaries.



OUTSIDE




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




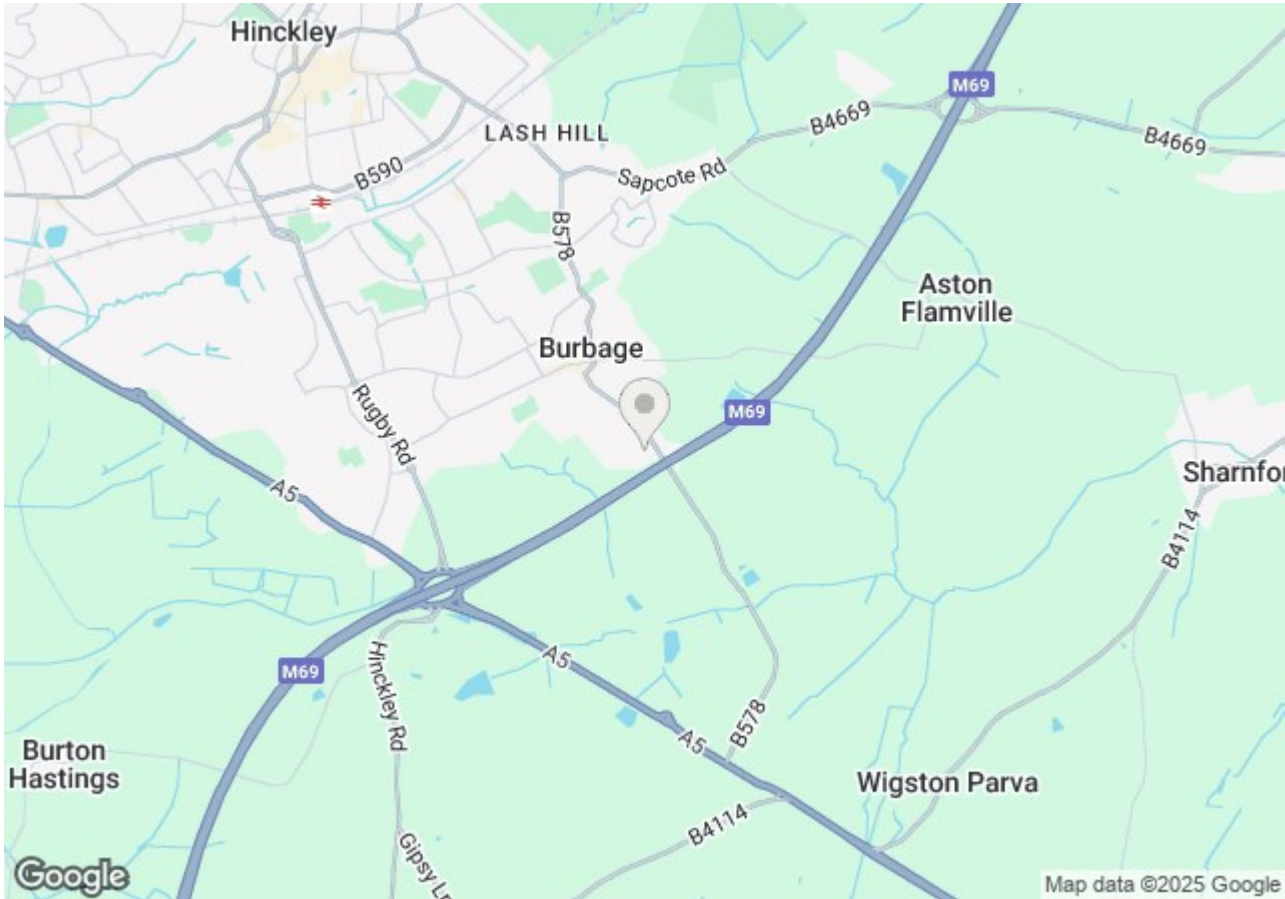
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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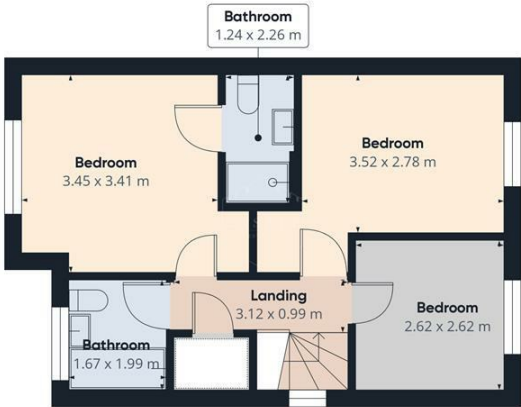




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Floor 0



Floor 1

Approximate total area⁽¹⁾
82.05 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.

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
