

# CASTLE ESTATES

1982

**A DECEPTIVELY SPACIOUS AND WELL MAINTAINED THREE BEDROOMED END MEWS PROPERTY WITH GARAGE SITUATED IN A MOST DESIREABLE OLD BURBAGE LOCATION**



## **1 CEDAR COURT GROVE ROAD BURBAGE LE10 2AE**

**Offers In Excess Of £290,000**

- NO CHAIN - VIEWING ESSENTIAL
- Well Fitted Kitchen
- Conservatory
- Two Large Double Bedrooms & Further Small Double Bedroom
- Parking & Garage to Rear
- DECEPTIVELY SPACIOUS!
- Good Sized Lounge
- Ground Floor Shower Room
- Family Bathroom
- Private Rear Garden



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www.castles-online.co.uk



Welcome to this charming townhouse located on Grove Road in the picturesque village of Burbage. This delightful property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones and a well fitted kitchen. With 3 bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

The property features 2 bathrooms, ensuring convenience and comfort for all residents. No more waiting in line for the shower in the morning rush! Additionally, the property offers parking for a car and garage on block.

Situated in the heart of Burbage, this townhouse provides easy access to local amenities, schools, and green spaces for leisurely strolls. The quaint surroundings and friendly community make this location ideal for those seeking a peaceful yet vibrant place to call home.

Don't miss out on the opportunity to own or rent this lovely end mews property on Grove Road. Book a viewing today and envision the endless possibilities to make this property your own!

### **VIEWING**

By arrangement through the Agents.

### **DESCRIPTION**

Welcome to this charming end mews located on Grove Road in the picturesque village of Burbage. This delightful property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones and a recently well fitted kitchen. With 3 bedrooms, there's plenty of space for the whole family to enjoy.

The property features 2 bathrooms, ensuring convenience and comfort for all residents. No more queuing for the shower in the morning rush! Additionally, the property offers parking for a car and garage to rear.

Situated in the heart of Burbage, this end mews provides easy access to local amenities, schools, and green spaces for leisurely strolls. The quaint surroundings and friendly community make this location ideal for those seeking a peaceful and convenient place to call home.

Don't miss out on the opportunity to own or rent this lovely end mews property on Grove Road. Book a viewing today and envision the endless possibilities to make this property your own!

### **COUNCIL TAX BAND & TENURE**

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

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## ENTRANCE PORCH

Having upvc double glazed front door and fitted cupboards housing meters. Glazed windows and door leading to Hall



## HALL

11'9" x 6'10" (3.6m x 2.1m )

Having central heating radiator, built in storage cupboard and staircase to the First Floor Landing.



## HALL



## SHOWER ROOM

Having shower cubicle with chrome handheld shower, low level w.c., vanity unit with wash hand basin with chrome mixer tap, heated towel rail, marble effect easy clean panelled walls and oak effect flooring.





## KITCHEN

13'5" x 9'10" (4.1m x 3m )

Having range of fitted units including base units, drawers and wall cupboards, contrasting oak effect work surfaces and ceramic tiled splashbacks, inset sink with chrome mixer tap, built in electric oven and hob, under counter freezer and tall standing fridge, space and plumbing for washing machine, white heated towel rail and upvc double glazed bay window to front. Under stairs walk in pantry/storage with light.



## KITCHEN



## LOUNGE

17'4" x 13'9" (5.3m x 4.2m )

Having central heating radiator, feature fireplace with living flame gas fire, marble back and hearth, wall light points, coved ceiling, wooden windows and door opening through to the conservatory.





## LOUNGE



## CONSERVATORY/DINING AREA

17'0" x 8'2" (5.2m x 2.5m )

Perfect space for dining, studying or relaxing. Having central heating radiator and double glazed wooden windows and double French doors opening onto rear garden.

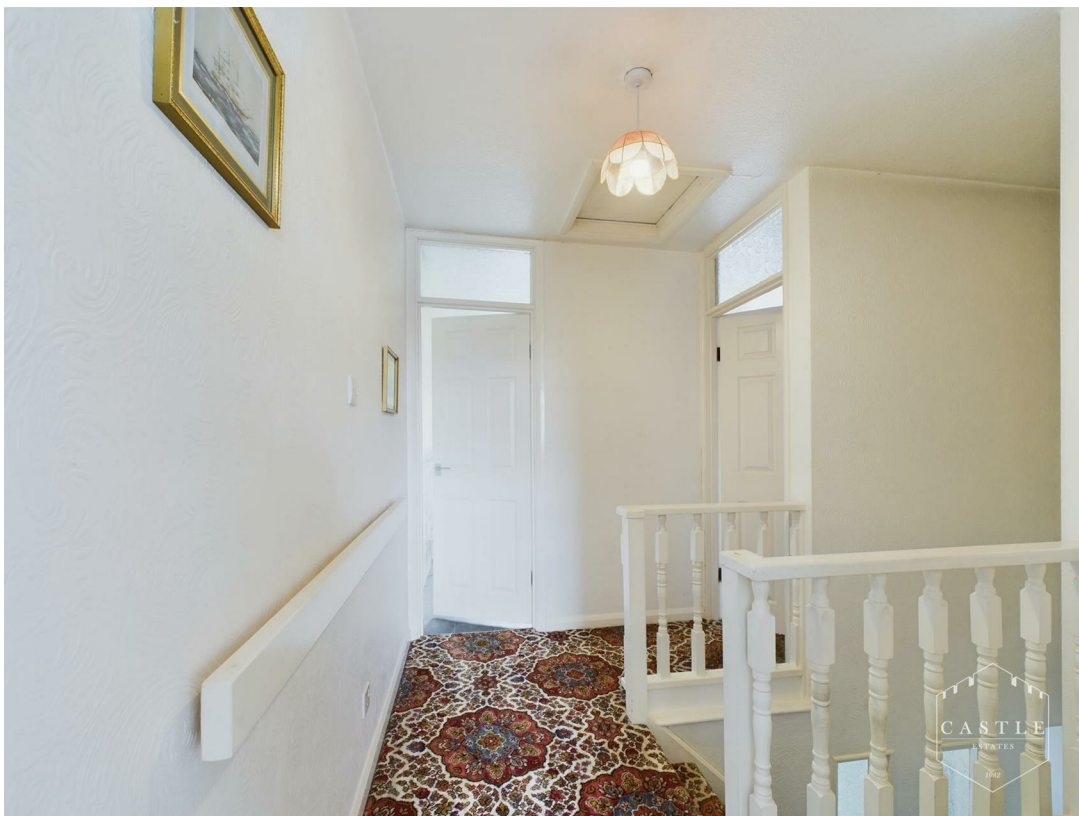


## CONSERVATORY



## FIRST FLOOR LANDING

Having balustrading and access to the roof space.





## BEDROOM ONE

13'5" x 10'9" (4.1m x 3.3m )

Having fitted wardrobes, dressing table area, central heating radiator and upvc double glazed window to front.



## BEDROOM TWO

13'9" x 10'5" (4.2m x 3.2m )

Having fitted wardrobes and cupboards, central heating radiator and upvc double glazed window to rear.





### BEDROOM THREE

10'9" x 6'10" (3.3m x 2.1m )

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



## BATHROOM

A recently updated bathroom, panelled bath with electric shower over, wash hand basin with chrome mixer tap, low level w.c., ladder style heated towel rail, half tiled walls and vinyl flooring.





## OUTSIDE

A landscaped foregarden with mature shrubs and steps up to front door. A private gravelled and slabbed rear garden with fenced boundaries. Parking for a car, leading to a garage on block with power, light and personal door to garden. South East facing rear aspect.





## OUTSIDE



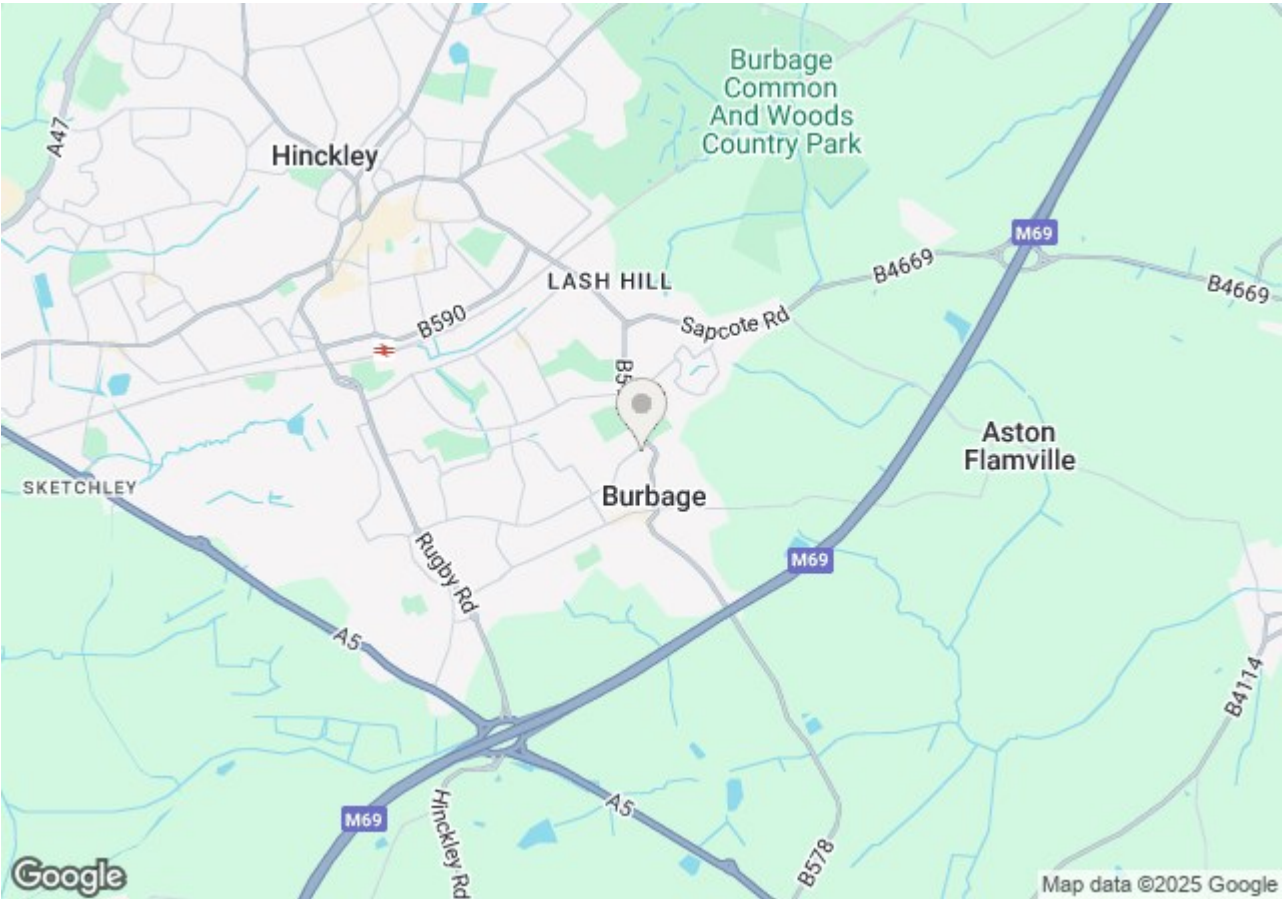
## GARAGE

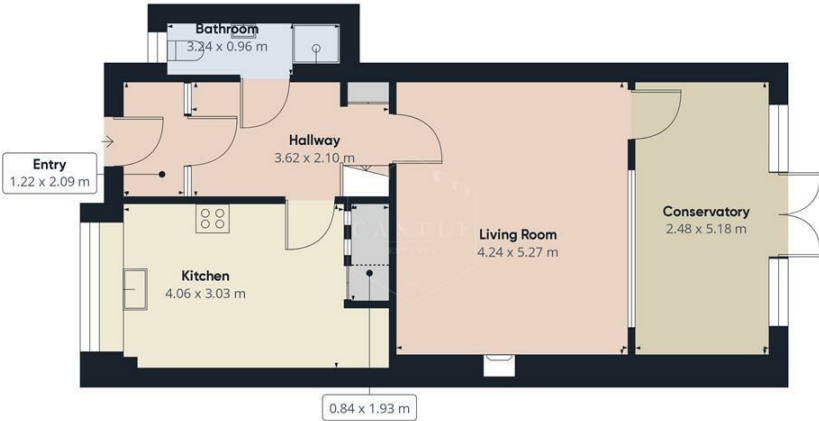
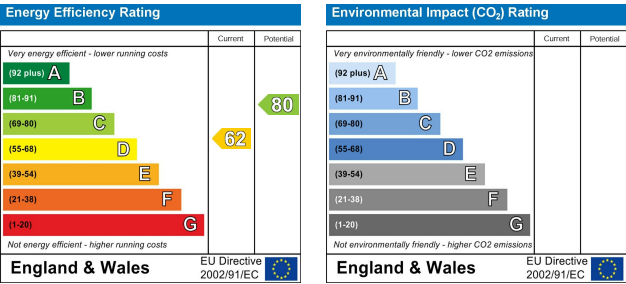


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	80
England & Wales	EU Directive 2002/91/EC 	

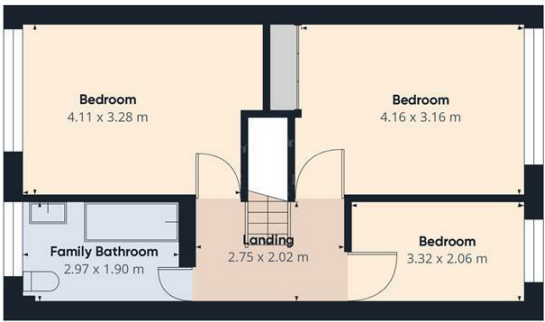
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	



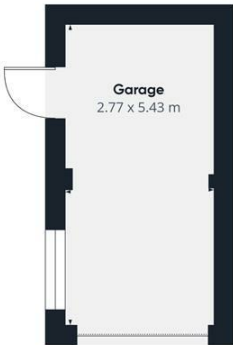




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
126.94 m<sup>2</sup>  
Reduced headroom  
0.95 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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