

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL PRESENTED FIVE BEDROOMED DETACHED FAMILY RESIDENCE PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**16 BROADSWORD WAY  
BURBAGE LE10 2QL**

**Offers In Excess Of £650,000**

- Impressive Entrance Hall With Guest Cloakroom
- Spacious Lounge & Dining Room
- Separate Utility Room
- Two Ensuites & Family Bathroom
- Detached Double Garage
- Useful Study
- Sizeable Open Plan Dining/Living Kitchen
- Five Double Bedrooms
- Ample Off Road Parking
- Well Tended Private Rear Garden



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www.castles-online.co.uk



This impressive detached house on Broadsword Way offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The home boasts impressive hall with guest cloakroom off, useful study, three well-appointed reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a formal gathering in the dining room, or a casual get-together in the spacious open plan dining/living kitchen and separate utility room, this house caters to all your needs.

In addition to the spacious living areas, the property features three bathrooms including a family bathroom and two ensuite bathrooms, ensuring convenience for all residents and visitors alike.

Set in a desirable location, this property is surrounded by local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The combination of space, functionality, and a welcoming atmosphere makes this house a must-see for anyone looking to settle in the popular community of Burbage.

Do not miss the opportunity to make this splendid home your own.

### **VIEWING**

By arrangement through the Agents.

### **DESCRIPTION**

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

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

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## ENTRANCE HALL

11'8" x 10'6" (3.56m x 3.21m )

having composite double glazed front door with side windows, further upvc double glazed window to side, central heating radiator, alarm control panel, coved ceiling, inset LED lighting and ceramic tiled flooring, Spindle balustraded 'dog leg' staircase to the First Floor Landing. Cloakroom cupboard under the stairs for storage.





## ENTRANCE HALL



## GUEST CLOAKROOM

7'10" x 3'1" (2.39m x 0.95m )

having low level w.c., pedestal wash hand basin with splashback, ceramic tiled flooring, central heating radiator, extractor fan and upvc double glazed window with obscure glass.





## STUDY

10'4" x 8'8" (3.15m x 2.66m )

having central heating radiator and two upvc double glazed windows to front.



## LOUNGE

22'10" x 12'2" (6.98m x 3.72m )

having feature marble fireplace with inset gas fire, tv aerial point, central heating radiator, sold wood flooring, two upvc double glazed windows to front and upvc double glazed French doors opening onto rear garden. Double doors to Hall.



## LOUNGE



## DINING ROOM

13'7" x 9'10" (4.15m x 3.02m )

having central heating radiator, ceramic tiled flooring, coved ceiling and upvc double glazed window to rear.





### DINING/LIVING KITCHEN (Living/Dining Area)

9'7" x 20'3" (2.94m x 6.19m )

having two central heating radiators, inset LED lighting, tv aerial point, tiled wood effect flooring, upvc double glazed window with French style shutters to rear and French doors opening onto rear garden. Opening through to Kitchen Area.



DINING/LIVING KITCHEN (Living/Dining Area)



DINING/LIVING KITCHEN (Living/Dining Area)



**DINING/LIVING KITCHEN (Kitchen Area)**

14'4" x 8'9" (4.39m x 2.67m )

having an excellent range of pale blue Shaker style units including base units, drawers and wall cupboards with under lighting, contrasting Quartz work surfaces and upstand, inset sink with mixer tap, matching island unit with integrated wine cooler, two double built in ovens, grill and microwave, five ring gas hob with extractor cooker hood over, integrated dishwasher, integrated larder fridge and under counter freezer, tiled wood effect flooring, wood effect flooring, inset LED lighting and upvc double glazed window to rear with French style shutters.





DINING/LIVING KITCHEN (Kitchen Area)



DINING/LIVING KITCHEN (Kitchen Area)



## UTILITY ROOM

10'4" x 5'4" (3.16m x 1.65m )

having further range of base and wall units, inset sink with mixer tap, space and plumbing for washing machine and tumble dryer. built in gas fired boiler for central heating and domestic hot water, tiled wood effect flooring, chrome heated towel rail and composite door to garden.



## FIRST FLOOR LANDING

having spindle balustrading, central heating radiator, built in double storage cupboard, access to the part boarded roof space with drop down ladder and upvc double glazed window to front.





## MASTER BEDROOM

14'9" x 12'0" (4.50m x 3.66m )

having range of built in wardrobes, laminate flooring, central heating radiator and upvc double glazed window to rear.



## ENSUITE BATHROOM

11'10" x 6'4" (3.63m x 1.95m )

having low level w.c., wash hand basin, panelled bath, separate shower cubicle with electric shower over, shaver point, central heating radiator, ceramic tiled splashbacks and upvc double glazed window to side with obscure glass.



## ENSUITE BATHROOM



## BEDROOM TWO

13'3" x 9'3" (4.04m x 2.83m )

having range of built in wardrobes, central heating radiator and upvc double glazed window to rear.





## ENSUITE SHOWER ROOM

8'5" x 4'11" (2.59m x 1.50m )

having corner shower cubicle, low level w.c., wash hand basin, ceramic tiled splashbacks, central heating radiator, shaver point and upvc double glazed window to rear with obscure glass.



### BEDROOM THREE

12'6" x 9'4" (3.83m x 2.86m )

having built in triple wardrobe, laminate flooring, central heating radiators and two upvc double glazed windows to front.



## BEDROOM FOUR

10'0" x 10'1" (3.05m x 3.08m )

having built in double wardrobe, laminate flooring, central heating radiator and feature arched upvc double glazed window to front.





## BEDROOM FIVE

10'4" x 8'6" (3.16m x 2.60m )

having built in double wardrobe, central heating radiator and two upvc double glazed windows to front.



## BATHROOM

9'8" x 6'10" (2.95m x 2.10m )

having low level w.c., wash hand basin, panelled bath, shower cubicle with shower over, central heating radiator, shaver point, ceramic tiled splashbacks and upvc double glazed window to rear with obscure glass.



## OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to DOUBLE GARAGE with electric up and over roller door, power and light and electric car charging point. Secure reinforced garage side entry door with double locking. A lawned foregarden. Pedestrian access via gate leading to a fully enclosed private rear garden with large patio area and fencing, lawned area with mature borders, large CABIN with hot tub & comes with power and light.







OUTSIDE

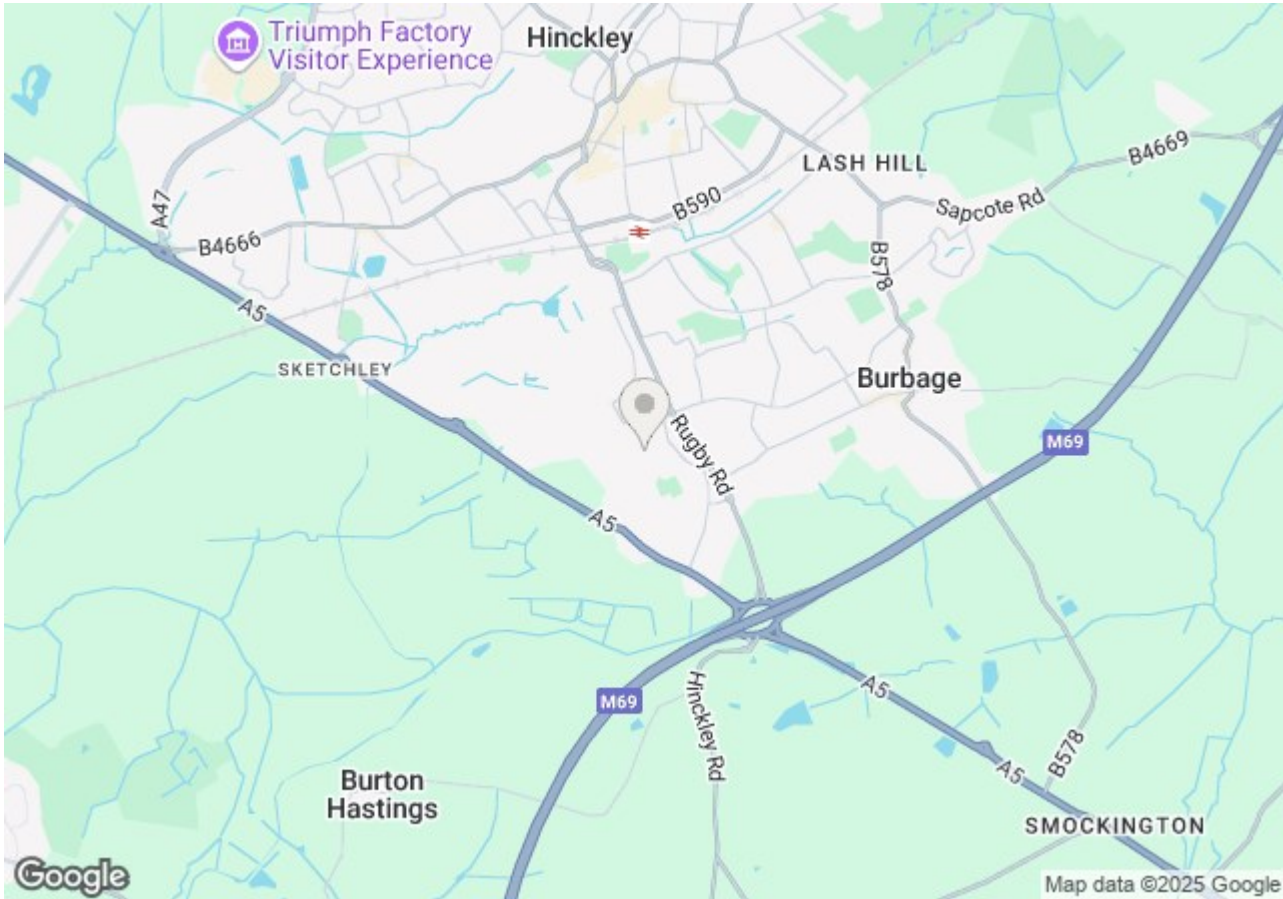


OUTSIDE



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
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(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	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>  
232.97 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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