

CASTLE ESTATES

1982

A STYLISHLY PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON AN IMPRESSIVE SIZED PLOT SITUATED IN A POPULAR RESIDENTIAL LOCATION



**1A WELBECK AVENUE
BURBAGE LE10 2JH**

Offers In The Region Of £485,000

- Impressive Hall With Guest Cloakroom
- Attractive Lounge
- Separate Dining Room
- Spacious Kitchen
- Utility Room
- Four Good Sized Bedrooms
- Family Bathroom
- Ample Off Road Parking & Double Garage
- Beautiful Large Private Gardens
- NO CHAIN - VIEWING ESSENTIAL



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**** NO CHAIN **** Nestled in the charming area of Burbage on the desirable Welbeck Avenue, this impressive detached house offers a perfect blend of comfort and privacy.

The accommodation boasts impressive hall with guest cloakroom off, attractive lounge, separate dining room, spacious well fitted kitchen and utility room. To the first floor there are four good sized bedrooms and a family bathroom.

Outside the property benefits from off road parking for numerous cars and a double garage. One of the standout features of this property is its large private gardens, which offer a tranquil retreat from the hustle and bustle of daily life. The gardens are not overlooked from the rear.

In summary, this detached house on Welbeck Avenue presents an exceptional opportunity for those seeking a spacious family home in a lovely neighbourhood. With its generous parking, expansive gardens, and well-proportioned living areas, it is a property that truly deserves your attention. Do not miss the chance to make this delightful residence your own.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

12'1" x 11'9" (3.7m x 3.6m)

having upvc double glazed front door with leaded lights, central heating radiator, coved ceiling and ceramic tiled flooring. Feature spindle balustraded staircase to the First Floor Landing with useful storage beneath.



ENTRANCE HALL



GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin, central heating radiator, ceramic half tiled walls and ceramic tiled flooring.



LOUNGE

22'7" x 12'1" (6.9m x 3.7m)

having upvc double glazed bay window to front, feature stone fireplace with living flame gas fire, tv aerial point, coved ceiling and solid oak herringbone style flooring. Upvc double glazed sliding patio doors opening onto the rear garden.



LOUNGE



DINING ROOM

18'4" x 8'10" (5.6m x 2.7m)

having inset LED lighting, solid oak herringbone style flooring, central heating radiator and coved ceiling. Upvc double glazed French doors opening onto rear garden.



DINING ROOM



KITCHEN

22'7" x 8'10" (6.9m x 2.7m)

having an excellent range of fitted units including base units, drawers and wall cupboards, butchers block effect work surfaces and inset sink with mixer tap and rinsing bowl, ceramic tiled splashbacks, built in electric oven, gas hob with cooker hood over, integrated dishwasher, breakfast bar, central heating radiator, inset LED lighting, velux sky light, upvc double glazed windows to side and rear. Upvc double glazed door to side leading to rear garden and garage.



KITCHEN



UTILITY ROOM

7'6" x 5'6" (2.3m x 1.7m)

having range of matching units and work surfaces with inset sink and chrome mixer tap, space and plumbing for washing machine, space for tumble dryer, central heating radiator and upvc double glazed window to side.



FIRST FLOOR LANDING

having access to the boarded roof space with drop down ladder and light, spindle balustrading and upvc double glazed window.



MASTER BEDROOM

13'5" x 10'2" (4.1m x 3.1m)

having range of fitted wardrobes, central heating radiator, oak effect flooring, coved ceiling and upvc double glazed window to rear.



MASTER BEDROOM



BEDROOM TWO

10'2" x 8'10" (3.1m x 2.7m)

having range of mirrored fronted sliding wardrobes, central heating radiator, oak effect flooring, coved ceiling and upvc double glazed window to front.



BEDROOM THREE

10'5" x 8'10" (3.2m x 2.7m)

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



BEDROOM FOUR

10'5" x 9'2" (3.2m x 2.8m)

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



BATHROOM

having white suite including panelled bath, shower cubicle with shower over, pedestal wash hand basin, low level w.c., inset LED lighting, ceramic tiled flooring and splashbacks, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for numerous cars leading to DOUBLE GARAGE (5m x 4.5m) having electric door, power, light and personal door to garden. Pedestrian access via both sides of the property to the sizeable beautifully landscaped and private rear garden with patio area, lawn, mature trees, shrubs and flower borders, well fenced boundaries. SUMMER HOUSE with bamboo roof (subject to negotiation). Vegetable plot to the bottom of the garden with greenhouse and garden shed with power. Private not overlooked from the rear.



OUTSIDE



OUTSIDE - VEGETABLE PLOT



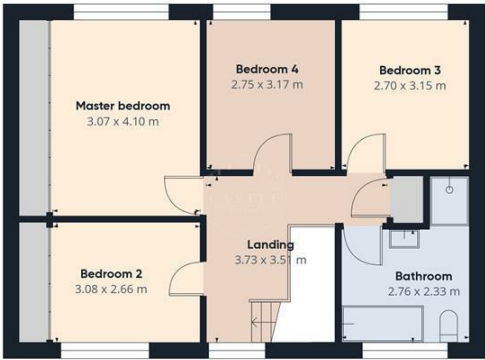
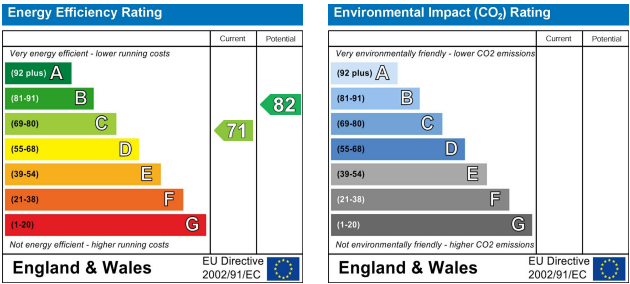
OUTSIDE



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		
	71	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾
157.75 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 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.

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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
