

CASTLE ESTATES

1982

A FULL OF CHARACTER AND WELL APPOINTED DOUBLE FRONTED TWO BEDROOMED COTTAGE SITUATED IN THE HEART OF OLD BURBAGE AND CONSERVATION AREA



**46 CHURCH STREET
BURBAGE LE10 2DE**

Offers Over £260,000

- Viewing Essential
- Full Of Character Lounge & Dining Room
- Two Good Sized Bedrooms
- Rear Courtyard Style Garden
- Central village location
- Cottage Style Kitchen
- Family Bathroom
- Sought After Conservation Area



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**** VIEWING ESSENTIAL **** Nestled in the charming heart of the old Burbage conservation area, this delightful terraced cottage on Church Street is a true gem. Full of character, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining and a good sized kitchen. The two well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve the needs of the household. Outside the property enjoys courtyard style rear garden with brick store.

The cottage's unique features and historical charm make it an ideal choice for those seeking a home with personality and warmth. Living in this picturesque area allows residents to enjoy the beauty of the surrounding conservation, with its quaint streets and community spirit.

This property presents an excellent opportunity for first-time buyers, small families, or those looking to downsize, all while being part of a vibrant and friendly neighbourhood. With its prime location and characterful appeal, this cottage is sure to attract interest from a variety of potential buyers. Don't miss the chance to make this charming home your own.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band C

DINING ROOM

15'6" x 11'10" (4.74m x 3.63m)

having wooden front door with feature stained glass window above, brick fireplace with inset log burner, original wood flooring, coved ceiling, cast iron concertina style central heating radiator and wood sash windows with fitted shutters.



DINING ROOM



LOUNGE

13'6" x 11'10" (4.13m x 3.61m)

having fireplace with log burner, original tiled flooring, picture rail, cast iron concertina style central heating radiator, tv aerial point, built in storage cupboard and wood sash windows with fitted shutters.



LOUNGE



KITCHEN

18'2" x 7'1" (5.55m x 2.17m)

having range of base units, drawers and wall cupboards, work surfaces and inset ceramic sink and drainer, Smeg range style cooker with gas hob and cooker hood over, cast iron concertina style central heating radiator, herringbone wood flooring, exposed brickwork, sash window and door opening onto rear garden.



KITCHEN



KITCHEN



FIRST FLOOR LANDING

10'1" x 9'3" (3.09m x 2.83m)

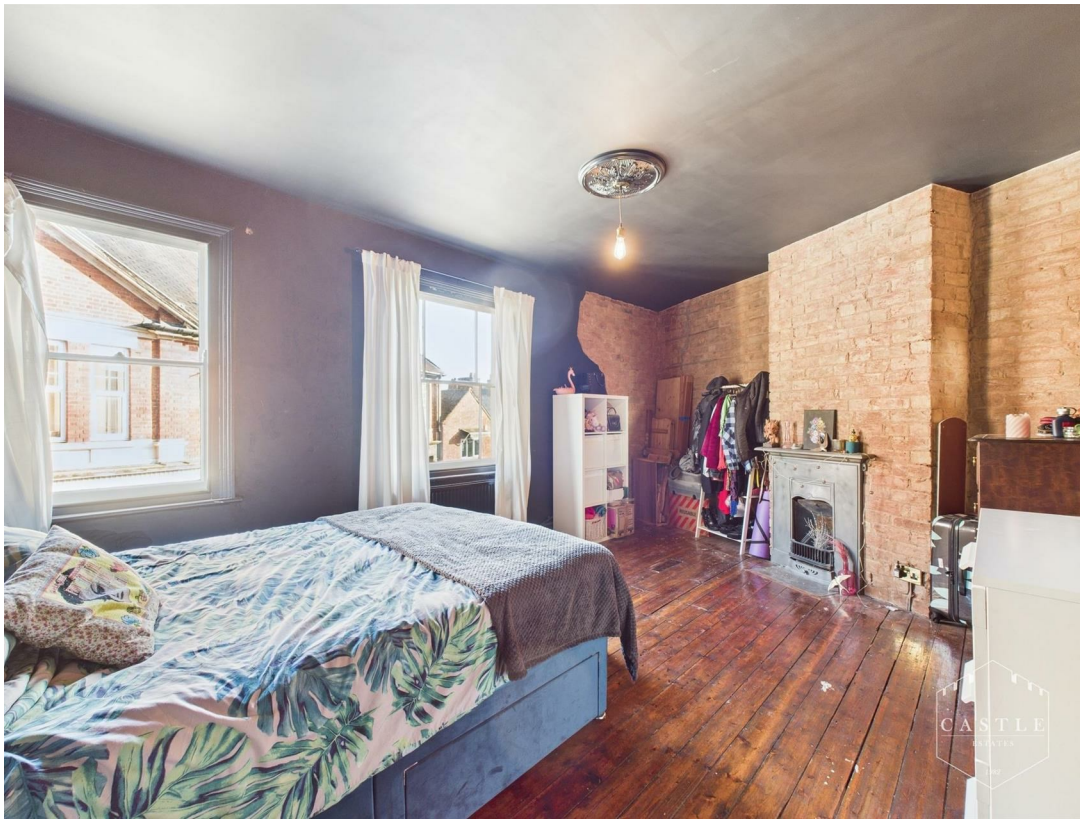
having balustrading, original wood flooring, central heating radiator, ceiling rose and sash window to rear,



BEDROOM ONE

20'1" x 12'1" (6.14m x 3.70m)

having cast iron fireplace, two sash windows to front, original wood flooring, exposed brickwork and central heating radiator.



BEDROOM ONE



BEDROOM TWO

13'6" x 11'9" (4.14m x 3.60m)

having sash window to front, original wood flooring, cast iron fireplace, coved ceiling and central heating radiator.



BATHROOM

12'10" x 7'3" (3.92m x 2.23m)

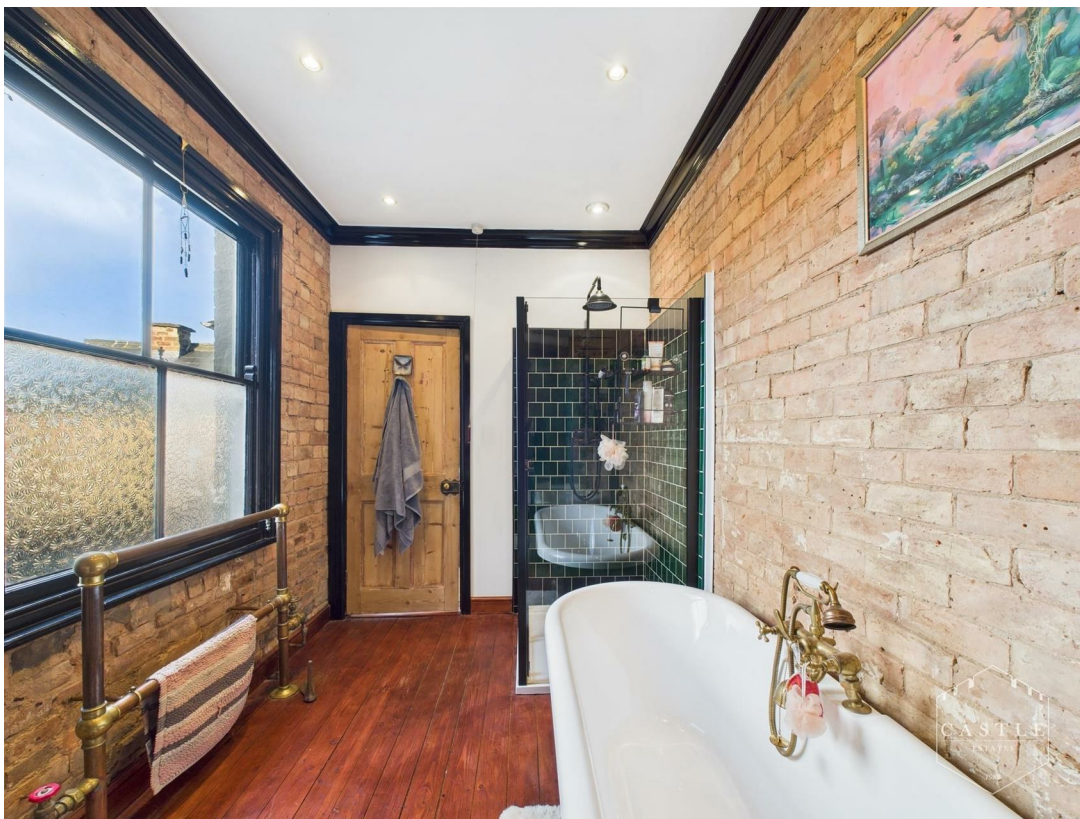
having roll top bath with ball and claw feet, shower cubicle with matt black rain shower over, low level w.c., pedestal wash hand basin, exposed brickwork, original wood flooring, inset LED lighting, copper heated towel rail, gas fired combination boiler for central heating and domestic hot water and sash window to rear.



BATHROOM



BATHROOM



OUTSIDE

There is a block paved courtyard style rear garden with brick store. OUTSIDE STORE having space and plumbing for washing machine and venting for tumble dryer. Further garden area and store.



OUTSIDE



OUTSIDE - FRONT VIEW



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
83.69 m²
Reduced headroom
0.38 m²

(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
