

# CASTLE ESTATES

1982

**A WELL APPOINTED TWO BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PRIVATE PLOT SITUATED IN A MOST SOUGHT AFTER NON ESTATE BURBAGE LOCATION**



**52 GREENMOOR ROAD  
BURBAGE LE10 2LT**

**Offers In The Region Of £290,000**

- NO CHAIN - VIEWING ESSENTIAL
- Two Good Sized Bedrooms To Front
- Kitchen
- Ample Off Road Parking & Garage
- Entrance Porch To Hall
- Lounge Opening Onto Rear Garden
- Shower Room
- Mature Gardens Front & Rear



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**\*\* NO CHAIN \*\*** This well appointed bungalow stands on a good sized plot with ample off road parking, garage and private mature lawned gardens front and rear. Viewing is essential.

The accommodation enjoys an entrance porch to hall, two bedrooms to front, light and airy lounge with doors opening onto rear garden, kitchen and shower room.

It is situated in a sought after non estate location, close to both Burbage and Hinckley centres with their shops, schools and amenities. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

Hinckley and Bosworth Borough Council - Band D

### **ENTRANCE PORCH**

having wooden front door leading to Hall.





## HALL

13'5" x 4'0" (4.11m x 1.22m )

having wooden door with obscure glass and side window, built in meter cupboards, central heating radiator, access to the roof space, airing cupboard housing the gas fired boiler for central heating and domestic hot water.



## BEDROOM ONE

12'5" x 10'0" (3.81m x 3.06m )

having range of fitted furniture including wardrobes, chest of drawers and bedside drawers, central heating radiator and upvc double glazed window to front.



## BEDROOM ONE



## BEDROOM TWO

11'7" x 9'10" (3.54m x 3.01m )

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





## LOUNGE

17'6" x 11'11" (5.34m x 3.65m )

having gas fire, central heating radiator, wall light points, tv aerial point, two side windows and aluminium sliding patio doors opening onto the rear garden.



## LOUNGE



## KITCHEN

12'3" x 10'0" (3.74m x 3.06m )

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker with cooker hood over, space and plumbing for washing machine, larder cupboard, central heating radiator, tv aerial point, laminated flooring, alarm control panel, aluminium window to side, upvc double glazed window to rear and upvc double glazed door to Porch.





KITCHEN



KITCHEN





## **PORCH**

5'8" x 3'4" (1.73m x 1.02m )

having wooden framed windows and upvc double glazed side door.

## **SHOWER ROOM**

6'2" x 6'0" (1.90m x 1.83m )

having double shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail, central heating radiator, vinyl flooring and aluminium window with obscure glass.



## OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking for numerous cars leading to BRICK BUILT GARAGE with up and over door. A lawned foregarden with mature flower borders and shrubs. Pedestrian access via gate to a fully enclosed good sized lawned rear garden with patio area, mature flower borders and shrubs, hedged and fenced boundaries. Private with westerly facing aspect.





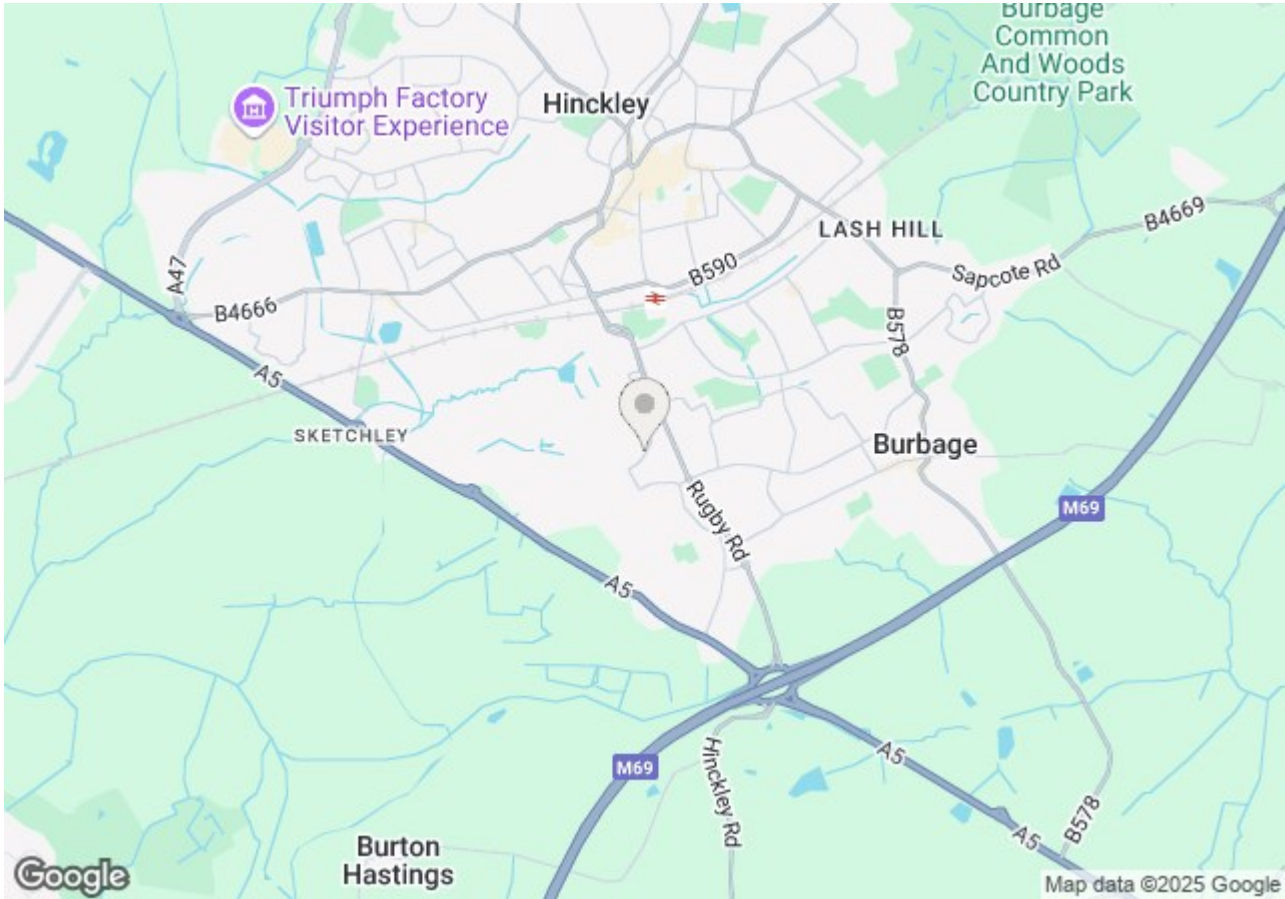
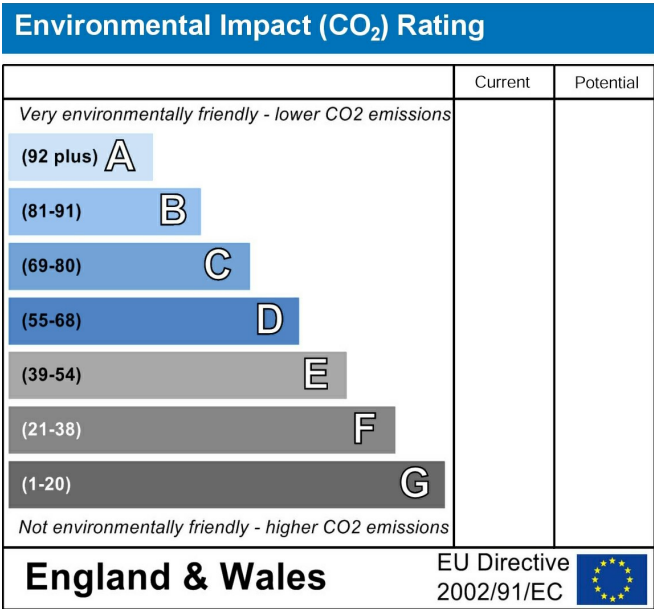
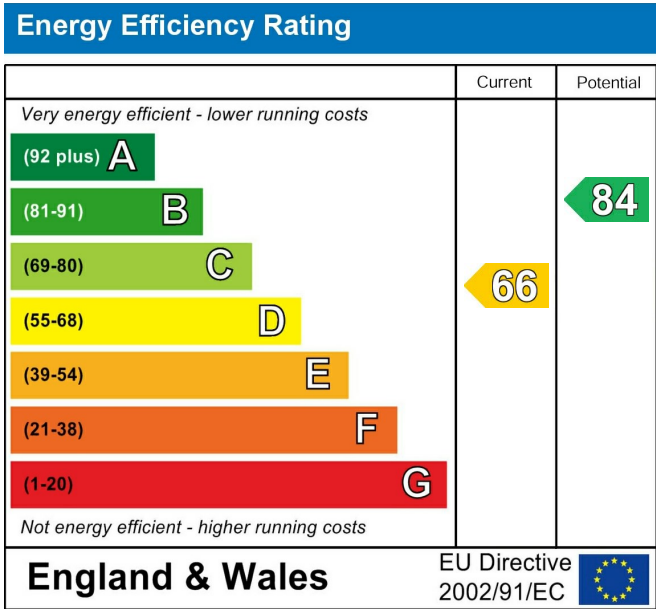
OUTSIDE



OUTSIDE









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs		84	66	Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(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	



Approximate total area<sup>(1)</sup>  
66.08 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 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

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