

CASTLE ESTATES

1982

AN ATTRACTIVE THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH A GOOD SIZED PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER BURBAGE LOCATION



**11 DE LA BERE CRESCENT
BURBAGE LE10 2EQ**

Price £425,000

- Entrance Porch To Hall
- Well Fitted Dining Kitchen
- Good Sized Lounge
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Guest Cloakroom
- Separate Matching Utility Room
- Sun Room/Conservatory
- Modern Family Bathroom
- Private Good Sized Rear Garden



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Nestled in the charming village of Burbage, this delightful detached house on De La Bere Crescent offers a perfect blend of comfort and convenience.

The accommodation boasts entrance porch leading to hall with guest cloakroom off, well fitted dining kitchen, utility room, spacious lounge and sun room/conservatory. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property has ample off road parking, garage and a particular feature is the sizeable private rear garden. Viewing is essential to fully appreciate its size of accommodation, wealth of attractive fixtures and fittings.

It is situated in a most sought after area of Burbage convenient for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

5'8" x 2'8" (1.73m x 0.83m)

having upvc double glazed sliding door to side and window. Wooden inner door and side window with obscure glass leading to Hall.

HALL

15'8" x 6'4" (4.78m x 1.95m)

having central heating radiator and spindle balustraded staircase to the First Floor Landing.



HALL



GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin with chrome mixer tap, central heating radiator, door to under stairs storage and upvc double glazed window with obscure glass.



DINING KITCHEN

19'10" x 9'4" (6.06m x 2.87m)

having an attractive range of fitted Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with drainer and chrome mixer tap, built in rangemaster style cooker with five ring gas hob with cooker hood over, integrated dishwasher, integrated fridge, two central heating radiators, upvc double glazed window to side with obscure glass and two upvc double glazed windows to front.



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM

9'11" x 5'11" (3.03m x 1.81m)

having range of matching base units and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer, space for fridge, central heating radiator, upvc double glazed window to front and upvc double glazed door to side.



GARAGE

17'7" x 9'1" (5.37m x 2.79m)

having electric door, power, light, electric consumer unit, space for fridge and freezer, gas fired boiler for central heating and domestic hot water.

LOUNGE

19'10" x 11'10" (6.07m x 3.63m)

having feature fireplace with inset fire, marble surround and hearth, two central heating radiators, wall light points, tv aerial point, coved ceiling, upvc double glazed window, further upvc double glazed bay window to rear and upvc double glazed sliding door opening onto Sun Room.



LOUNGE



SUN ROOM

9'1" x 8'5" (2.78m x 2.57m)

having polycarbonate roof, upvc double glazed windows and upvc double glazed French doors opening onto Garden.



FIRST FLOOR LANDING

14'8" x 6'5" (4.48m x 1.96m)

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



BEDROOM ONE

12'7" x 11'11" (3.85m x 3.64m)

having range of fitted furniture including wardrobes, bedside drawers, bridging unit over the bed, chest of drawers and dressing table, walk in wardrobe, central heating radiator and upvc double glazed window to rear.



BEDROOM TWO

11'7" x 9'5" (3.55m x 2.88m)

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



BEDROOM THREE

9'5" x 8'0" (2.88m x 2.44m)

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



BATHROOM

9'4" x 6'11" (2.85m x 2.13m)

having white suite including panelled bath with chrome taps, separate shower cubicle with chrome shower over, vanity unit with wash hand basin with chrome mixer tap, wall mounted mirrored unit above, ceramic tiled splashbacks, central heating radiator and upvc double glazed window to obscure glass.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway leading to the GARAGE. Gravelled foregarden with two mature trees. Pedestrian access via gate leading to a fully enclosed private rear garden with patio area, steps up to lawn, mature flower and shrub borders, well fenced boundaries and garden shed.



OUTSIDE



OUTSIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
129.81 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.

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
