

CASTLE ESTATES

1982

A WELL APPOINTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A SIZEABLE MATURE PLOT SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION



**2A BEECHWOOD AVENUE
BURBAGE LE10 2HD**

No Onward Chain £475,000

- NO CHAIN
- Sizeable Living/Dining Room
- Well Fitted Kitchen & Utility Room
- Large Family Bathroom
- Ample Off Road Parking & Garage
- Good Sized Lounge To Front
- Recently Constructed Sun Room
- Four Good Sized Bedrooms
- Further Shower Room
- Private Sizeable Lawned Rear Garden



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**** Viewing Essential **** Nestled on the charming Beechwood Avenue in the desirable area of Burbage, this splendid detached house offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The layout includes three inviting reception rooms, providing versatile areas for relaxation, entertainment, or even a home office. As well as a good sized kitchen, utility room, large family bathroom and further separate shower room. Outside the property has ample off road parking, garage and a sizeable private rear gardens.

This home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The spacious interior and thoughtful design make this property a rare find in the area.

If you are looking for a delightful family home in a sought-after location, this detached house on Beechwood Avenue is not to be missed. Come and experience the charm and comfort it has to offer.

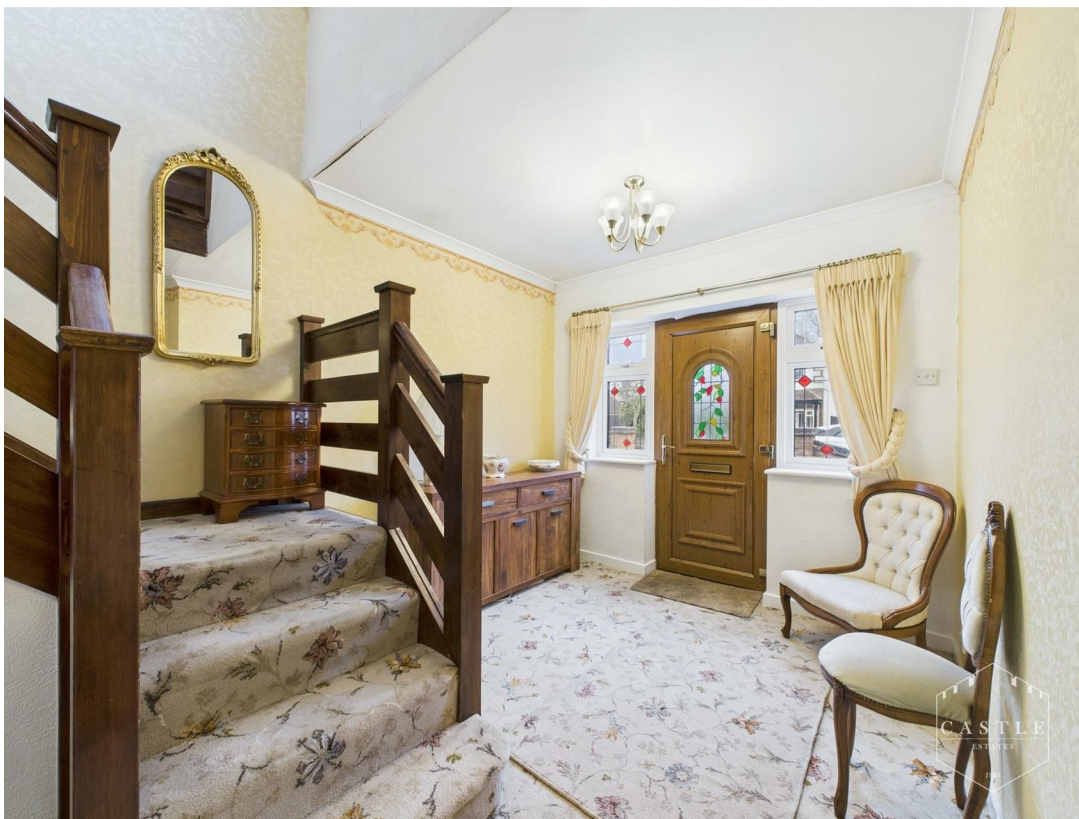
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

21'7" x 8'11" (6.59m x 2.72m)

having upvc double glazed front door and side windows with coloured leaded lights, central heating radiator, coved ceiling and feature 'dog leg' staircase to First Floor Landing with useful storage beneath.



ENTRANCE HALL



GUEST CLOAKROOM

having low level w.c. and vanity unit with wash hand basin.



LOUNGE

14'8" x 12'8" (4.49m x 3.88m)

having upvc double glazed window to front, feature marble fireplace with inset fire, tv aerial point, central heating radiator, coved ceiling, ornate cornice and ceiling rose.



LIVING/DINING ROOM

18'4" x 11'10" (5.60m x 3.61m)

having feature stone fireplace with inset fire, tv aerial point, coved ceiling, ornate cornice and ceiling rose, upvc double glazed window to side and French doors opening onto Sun Room.





SUN ROOM

15'8" x 11'9" (4.78m x 3.60m)

having two central heating radiators, wood effect flooring, brick base, polycarbonate roof, upvc double glazed windows with leaded lights and French doors opening onto the rear patio.



KITCHEN

13'10" x 10'10" (4.23m x 3.32m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in double oven, ceramic hob with cooker hood over, integrated dishwasher, space for upright fridge freezer, coved ceiling, upvc double glazed window and door with coloured leaded lights. Archway leading to Butlers Kitchen/Utility Room.



BUTLER KITCHEN/UTILITY ROOM

10'9" x 5'4" (3.29m x 1.63m)

having an attractive range of matching units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, space and plumbing for washing machine, space for undercounter fridge, built in gas fired boiler for central heating and domestic hot water, coved ceiling, upvc double glazed window with coloured leaded lights and obscure glass.



FIRST FLOOR LANDING

having balustrading, central heating radiator, access to the roof space and upvc double glazed window with coloured leaded lights.

BEDROOM ONE

16'4" x 11'11" (4.98m x 3.64m)

having central heating radiator, coved ceiling, upvc double glazed window with coloured leaded lights to rear.



BEDROOM TWO

14'9" x 10'9" (4.51m x 3.30m)

having an excellent range of fitted furniture including wardrobes and dressing table, central heating radiator, upvc double glazed window with coloured leaded lights to front.



BEDROOM THREE

11'10" x 10'3" (3.61m x 3.13m)

having central heating radiator and upvc double glazed window with coloured leaded lights to rear.



BEDROOM FOUR

8'11" x 8'5" (2.72m x 2.57m)

having range of fitted furniture including wardrobes, dressing table and chest of drawers, central heating radiator and upvc double glazed window to front with coloured leaded lights to front.



FAMILY BATHROOM

9'0" x 8'10" (2.75m x 2.70m)

having corner bath with shower attachment, separate corner shower cubicle, low level w.c., bidet, pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator, upvc double glazed window with coloured leaded lights and obscure glass.



SHOWER ROOM

5'7" x 5'7" (1.72m x 1.72m)

having corner shower cubicle with shower over, low level w.c, vanity unit with wash hand basin, ceramic tiled splashbacks, central heating radiator, upvc double glazed window with coloured leaded lights and obscure glass.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for numerous cars leading to INTEGRAL GARAGE (6.55m x 2.62m) with electric up and over door, side door, power and light. Pedestrian access via gate leading to a sizeable and private rear garden with patio area, mature lawn, flower and shrub borders, well fenced and hedged boundaries.





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		
	66	81

England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
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Floor 0



Floor 1

Approximate total area^(m)182.67 m²

Reduced headroom

1.73 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 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
