

# CASTLE ESTATES

1982

**A RARE OPPORTUNITY TO PURCHASE THIS MODERN, UNIQUE AND IMPRESSIVE FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A PRIVATE AND SOUGHT AFTER LOCATION.**



**333D RUGBY ROAD  
BURBAGE LE10 2ND**

**Offers In The Region Of £500,000**

- Impressive Living Diner
- Master Bedroom with Juliet Balcony
- Two Further Good Sized Bedrooms
- Large Family Bathroom with Separate Shower
- Parking For Numerous Cars & Double Garage
- Modern Kitchen and Utility Space
- Guest Bedroom With Ensuite Shower Room
- Bright and Spacious Landing
- Separate Office Space
- Landscaped Private Rear Garden



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www.castles-online.co.uk



Situated down a private driveway off the popular Rugby Road in the charming village of Burbage, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2013, the property boasts an impressive 1,733 square feet of well-designed space, making it an ideal family home.

The heart of the home features a contemporary design, enhanced by underfloor heating on the ground floor, ensuring warmth and comfort throughout the year. The spacious layout is accentuated by an abundance of natural light, thanks to strategically placed interior and exterior windows, as well as skylights that create a bright and airy atmosphere.

The property comprises four generously sized bedrooms, including a master suite that delights with a charming Juliet balcony, perfect for enjoying morning coffee or evening sunsets. The guest bedroom is equipped with an ensuite shower room, offering privacy and convenience for visitors. In total, there are two well-appointed bathrooms, catering to the needs of a busy household.

One of the standout features of this home is the seamless connection between indoor and outdoor living. The bifold doors open onto a sunny terrace, creating an ideal space for alfresco dining or simply soaking up the sun. Modern amenities such as Bluetooth speakers and integrated ethernet ports enhance the living experience, making this home not only stylish but also functional.

This property is a true gem, combining modern design with practical features, all set in a desirable location. Whether you are looking for a family home or a place to entertain, this house on Rugby Road is sure to impress.

## VIEWING

By arrangement through the Agents.

## COUNCIL TAX BAND & TENURE

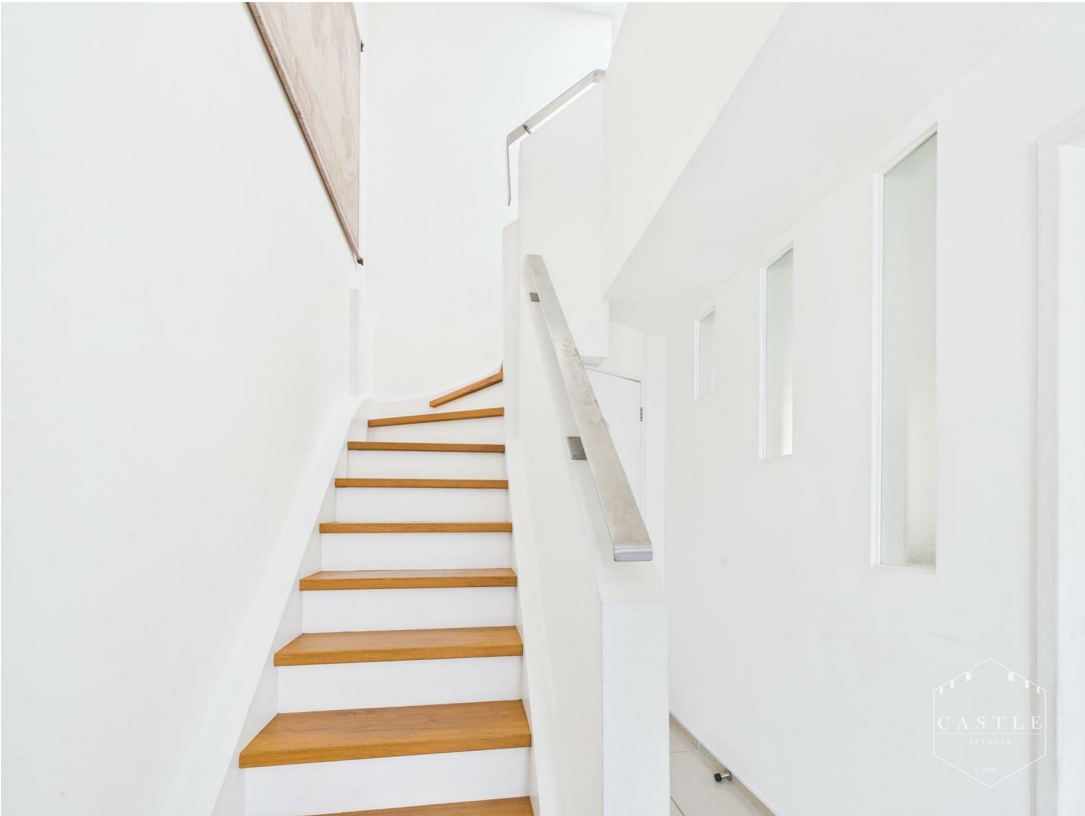
Hinckley and Bosworth Borough Council - Band E (Freehold).

## ENTRANCE HALLWAY

3'4" x 6'2" (1.03 x 1.9)

having double glazed front door with frosted glass, tiled flooring with under floor heating, ceiling spot lights and feature interior windows,





## GUEST CLOAKROOM

5'2" x 2'11" (1.6 x 0.9)

having low level w.c. hand basin with tile splash back, extractor fan, under stair storage, and under floor heating

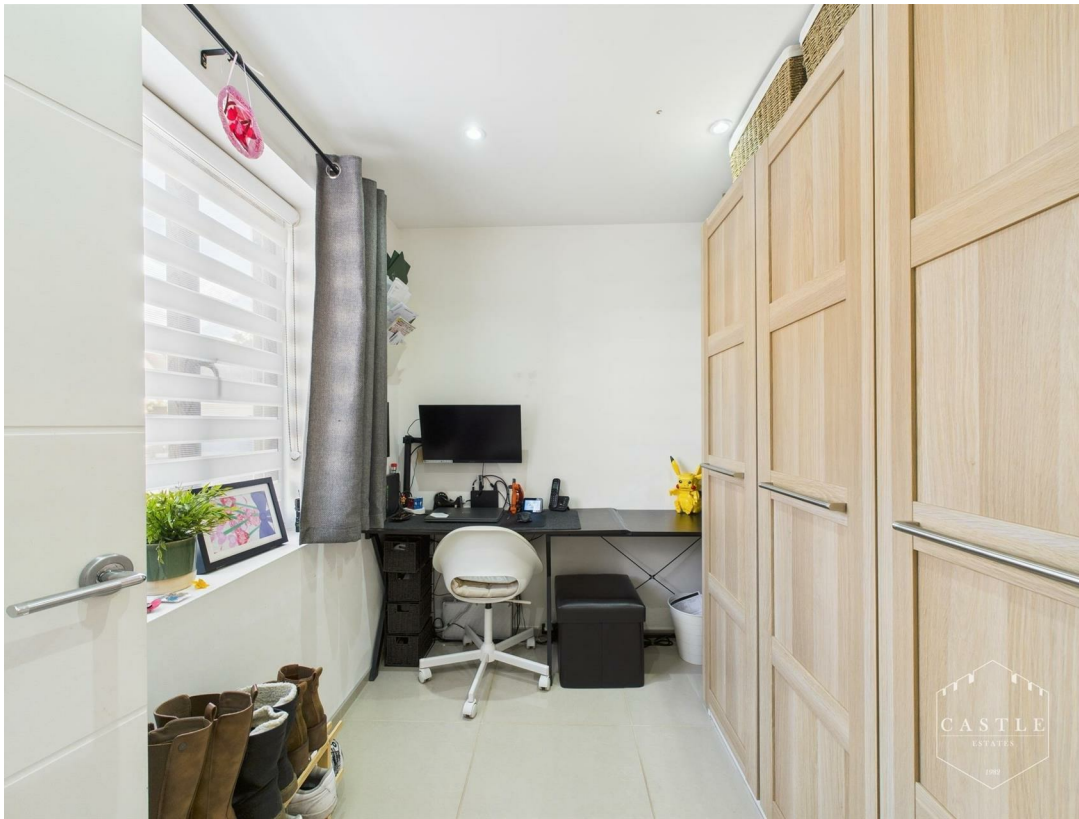




## OFFICE

6'9" x 8'7" (2.08 x 2.64)

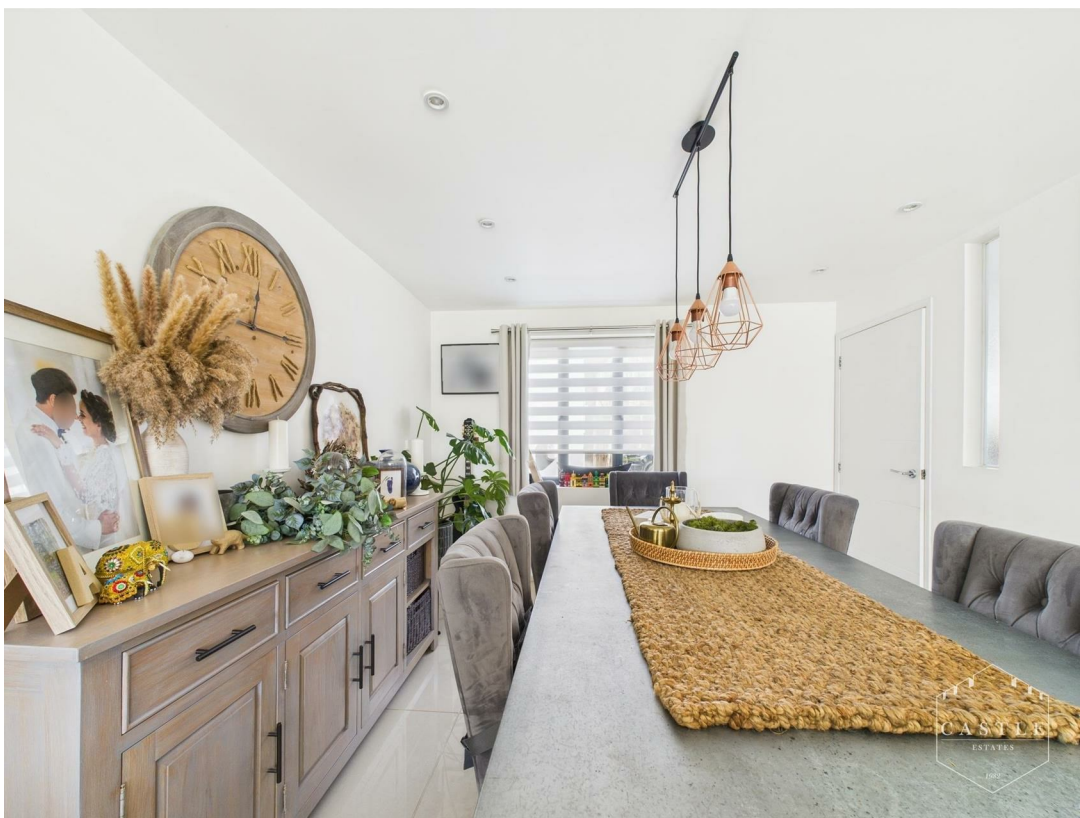
having under floor heating, tiled flooring, ethernet and TV ports, interior window, and double glazed window to front of property



## LIVING DINER

31'2" x 11'10" (9.51 x 3.61)

having tiled flooring with underfloor heating, ethernet port, double glazed windows to front and side of house, powered roller blinds, double glazed French doors as well as bifold doors to garden terrace, inset spot lights









## KITCHEN

10'11" x 14'3" (3.34 x 4.35)

having a range of gloss cabinets, drawers and wall units, induction hob with extractor over, Inset sink, tiled splashbacks, integrated electric oven, microwave oven, and dishwasher, inset ceiling spot lights, double glazed windows to rear and doors leading to patio







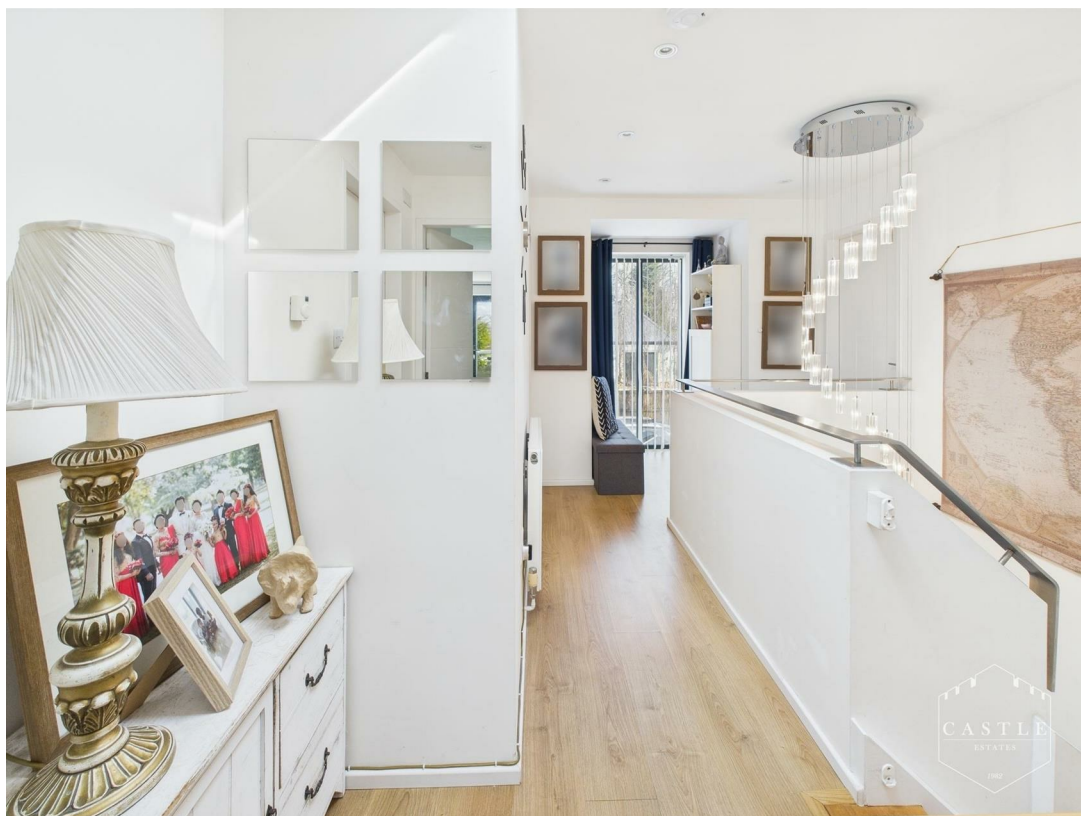
### UTILITY ROOM

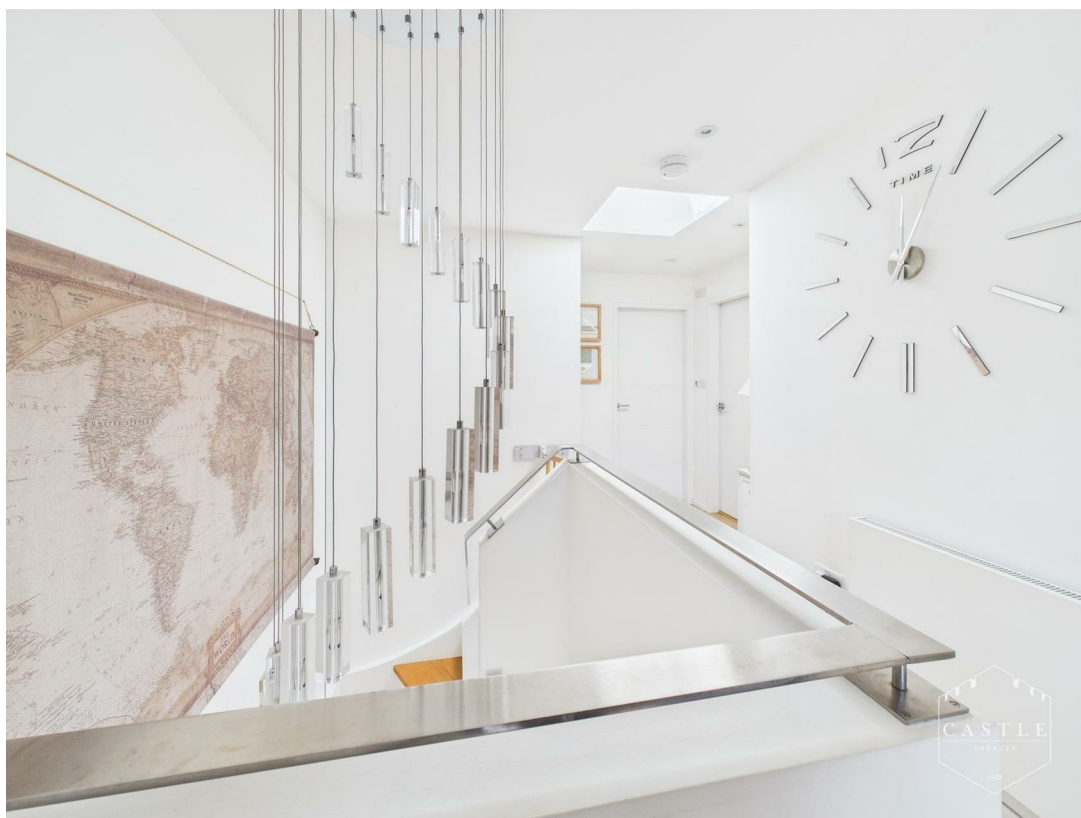
4'1" x 7'1" (1.27 x 2.18)

having gloss units and wall cupboards housing the gas fired central heating boiler, underfloor heating manifold and electrical fuse board. Interior window, space and plumbing for washing machine and tumble dryer.

## LANDING

spacious landing with engineered wood flooring, ceiling spot lights, skylight and full height double glazed window to front,





### BEDROOM ONE

11'10" x 9'5" (3.61 x 2.89)

having built in wardrobes, engineered wood flooring, central heating radiator, inset spot lights, and juliet balcony overlooking South Westerly facing rear garden





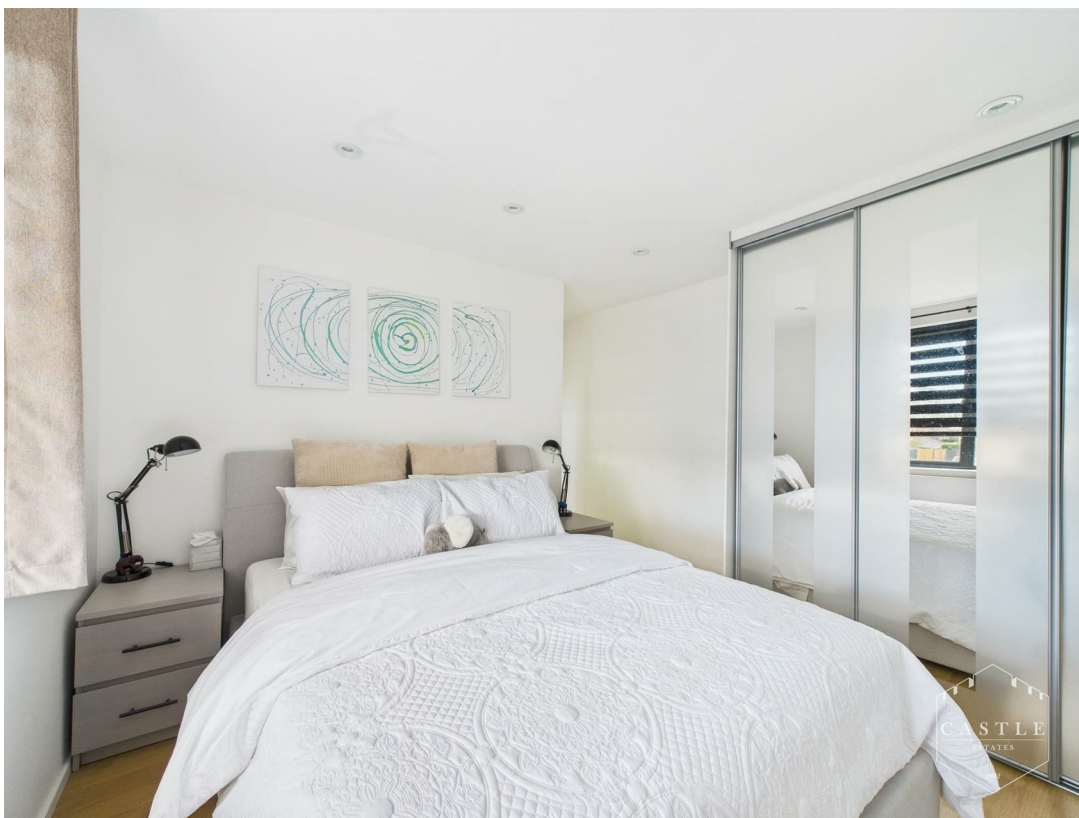




## BEDROOM TWO

10'11" x 10'1" (3.34 x 3.08)

having built-in wardrobes, engineered wood flooring, double glazed window to rear, inset spot lights, and central heating radiator.



## ENSUITE SHOWER ROOM

7'9" x 3'2" (2.37 x 0.98)

having over head mixer shower with hand attachment, heated chrome towel rail, hand basin with tile splashback and storage cabinet, low level w.c. ceiling spot lights, extractor fan, and double glazed window to rear with obscured glass



### BEDROOM THREE

9'6" x 8'7" (2.90 x 2.63)

having built-in wardrobes, engineered wood flooring, ceiling spot lights, central heating radiator and double glazed window to front of property,





## BEDROOM FOUR

7'10" x 9'1" (2.40 x 2.77)

having engineered wood flooring, central heating radiator, ceiling spot lights, and double glazed window to front





**FAMILY BATHROOM**

10'7" x 6'6" (3.24 x 2.00)

having tiled flooring, motion sensor spot lights, ceiling Bluetooth speakers, extractor. heated chrome towel rail, large walk in shower cubicle with mixer shower and tiled shelving, inset ceramic sink with vanity unit and chrome mixer tap, freestanding ceramic bath with central mixer tap, two obscure glass double glazed windows to side.




## OUTSIDE


There is direct vehicular access over sizeable paved driveway with ample standing for numerous cars leading to fully insulated detached DOUBLE GARAGE with electric roller doors, power, lights, plumbing and provisions for sewerage and EVC point. Side access leads to a fully enclosed South-Westerly facing rear garden. With large patio, steps up to artificial lawn, rendered raised planters with outside lighting, outside tap and garden shed, well maintained borders, walled and fenced boundaries.

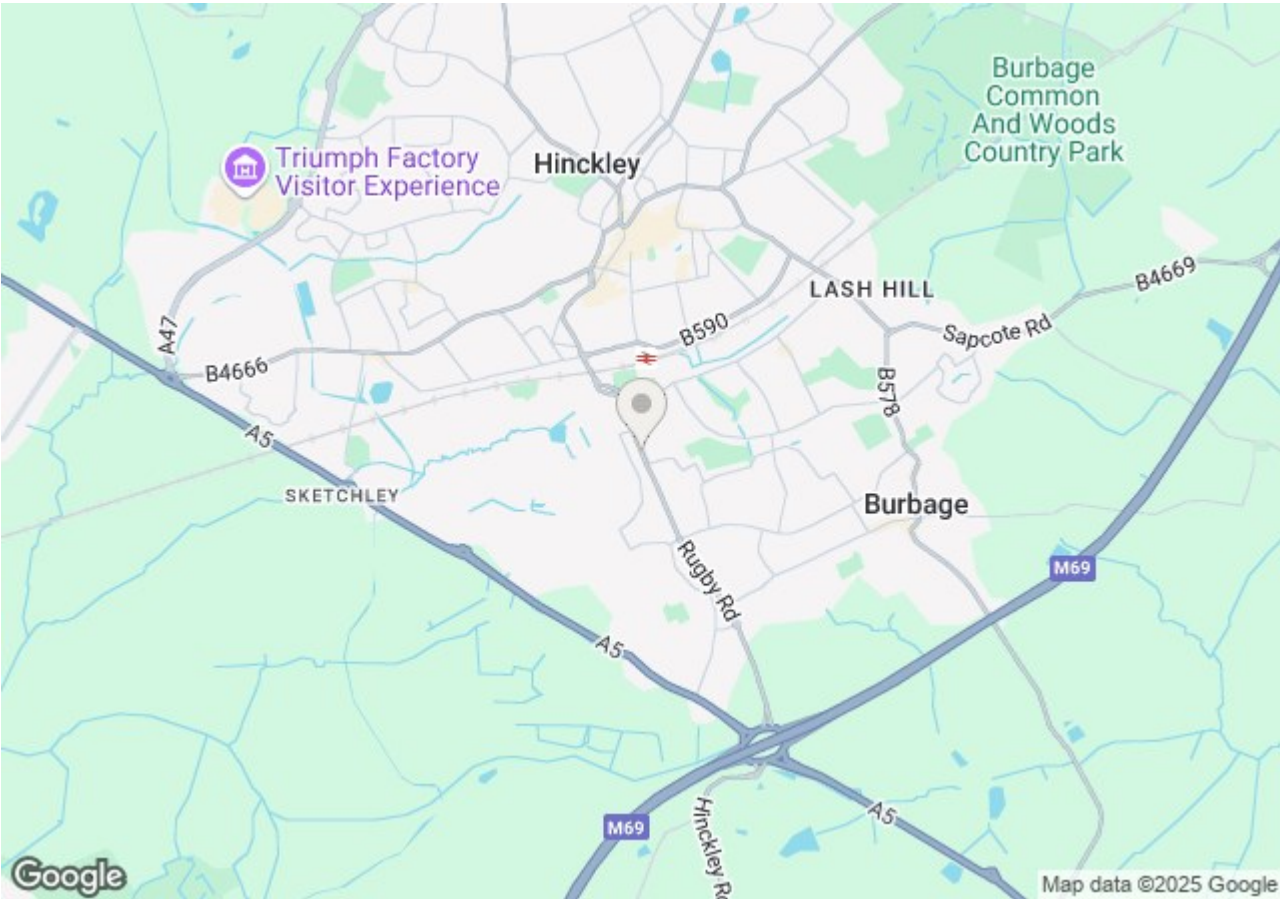






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	88
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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Approximate total area<sup>(1)</sup>  
150.25 m<sup>2</sup>

Balconies and terraces  
34.95 m<sup>2</sup>

Reduced headroom  
1 m<sup>2</sup>

(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

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