

CASTLE ESTATES

1982

A SPACIOUS TWO BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PLOT WITH DOUBLE GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



9 BRIAR CLOSE BURBAGE LE10 2RH

Offers Over £350,000

- Entrance Porch To Hall
- Good Sized Kitchen
- Wet Room
- Sizeable Private Gardens
- NO CHAIN
- Spacious Lounge/Dining Room
- Two Double Bedrooms
- Off Road Parking & Double Garage
- Workshop & Coal Store
- VIEWING ESSENTIAL



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**** NO CHAIN **** This spacious detached bungalow was built in 1964, the property boasts a generous private plot, providing ample space for outdoor activities and relaxation.

One of the standout features of this property is the extensive parking available for up to five vehicles, making it an excellent choice for those with multiple cars or visitors. Additionally, the presence of a workshop and a double garage with commercial business use offers fantastic potential for running a business, hobbyists or those in need of extra storage space.

Inside, the bungalow features an entrance porch leading to hall, spacious lounge/dining room, kitchen, wet room and two double bedrooms. Viewing is essential.

It is located within easy walking distance of Burbage village centre with its shops, schools and amenities. The A5/M69 junctions are close by making travelling to Leicester, Coventry, Birmingham and other urban areas very good indeed.

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

having upvc double glazed front door and side window. Further upvc double windows and upvc double glazed door to Hall.

HALL

25'7" x 3'6" (7.80m x 1.09m)

having wall light point, central heating radiator, central heating thermostat, built in cupboard housing the gas fired combination boiler for central heating and domestic hot water.



LOUNGE/DINING ROOM

22'9" x 14'6" (6.94m x 4.44m)

having single glazed windows to front and side, interior window, central heating radiators, stone fireplace with gas fire, tv aerial point and serving hatch to kitchen.



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



KITCHEN

18'0" x 4'8" (5.50m x 1.43m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap and drainer, built in electric oven, ceramic hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, panelled ceiling, wall mounted heaters and three aluminium windows.



KITCHEN



KITCHEN



KITCHEN



WET ROOM

8'0" x 6'6" (2.45m x 2m)

having electric shower, vanity unit with wash hand basin, low level w.c., white heated towel rail, fully tiled walls and flooring, inset LED lighting and window with obscure glass.



WET ROOM



BEDROOM ONE

12'2" x 12'2" (3.72m x 3.72m)

having upvc double glazed window, tv aerial point and central heating radiator.



BEDROOM TWO

13'0" x 9'11" (3.97m x 3.03m)

having aluminium window, central heating radiator, tv aerial point, range of fitted cupboards and wardrobe.



BEDROOM TWO



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with ample off road parking for numerous cars leading to DOUBLE GARAGE (6.63m x 5.10m) having commercial use with electric up and over door, separate w.c., wooden windows and wooden concertina sliding door opening through to WORKSHOP (5.34m x 5.33m) with inspection pit, water, power, central heating radiator, access to the half boarded roof space. Side pedestrian access via gate leading to a good sized plot with block paved patio area, lawn, hedged and fenced boundaries. COAL HOUSE/STORE. Very private to the rear.



OUTSIDE



OUTSIDE



OUTSIDE



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
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(81-91) B		
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Approximate total area⁽¹⁾
309.86 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
