

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED  
DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER AND  
CONVENIENT BURBAGE LOCATION**



**45 FALCONERS GREEN  
BURBAGE LE10 2SX**

**Offers In Excess Of £350,000**

- Entrance Vestibule Leading To Hall
- Superb Well Fitted Dining Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Sought After & Convenient Location
- Attractive Spacious Lounge
- Sun Room
- Modern Family Bathroom
- Well Tended & Landscaped Rear Garden
- VIEWING ESSENTIAL



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This well presented and much improved detached family residence must be viewed to fully appreciate its wealth of attractive, quality fixtures and fittings

As you approach the house, you will be greeted by a good sized driveway and garage/utility space to the side. When you enter into the property the accommodation boasts entrance vestibule leading to hall, attractive lounge, well fitted kitchen opening onto a lovely sun room. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the rear garden is private and well landscaped.

Located in the sought-after Burbage area, this home is conveniently situated near local amenities, schools, and parks, making it an ideal location for families. With excellent transport links, you will find yourself well-connected to nearby towns and cities.

In summary, this detached house in Falconers Green is a wonderful opportunity for those looking for a spacious and comfortable home. Don't miss the chance to make this lovely property your own.

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

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

### **ENTRANCE VESTIBULE**

having upvc double glazed front door with feature glass, wood effect flooring and inner door to Hall.



## HALL

6'5" x 3'10" (1.97m x 1.18m )

having wood effect flooring and central heating radiator. Staircase to First Floor Landing.



**LOUNGE**

15'3" x 10'11" (4.67m x 3.35m )

having feature Minster style fireplace with living flame fire, marble surround and hearth, wood effect flooring, tv aerial point, central heating radiator, coved ceiling and upvc double glazed window to front. Double doors leading to Dining Kitchen.





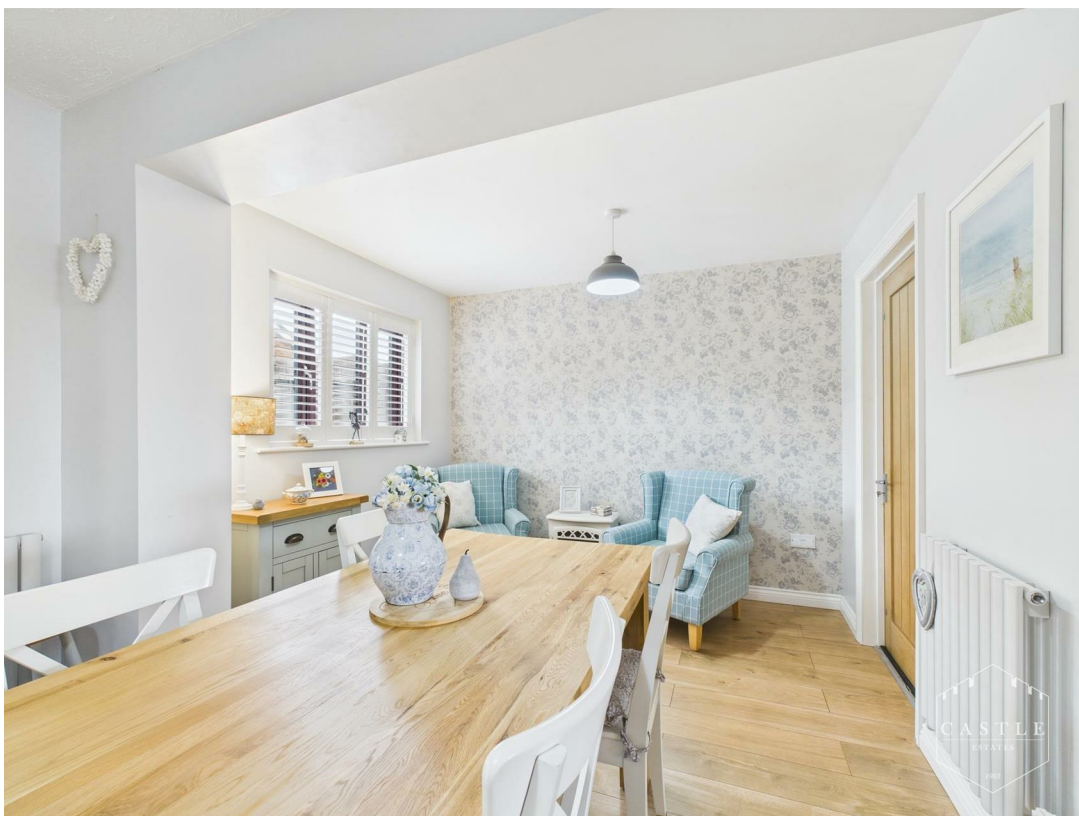
## DINING KITCHEN

23'3" x 10'8" (7.09m x 3.26m)

KITCHEN AREA having an attractive range of Shaker style units including base units, drawers and wall cupboards, butchers block work surfaces, matching island unit, inset sink with mixer tap, built in oven, gas hob and cooker hood over, space and plumbing for washing machine, wood effect flooring and two upvc double glazed windows. Square archway to Dining Area.

DINING AREA having wood effect flooring, central heating radiator, upvc double glazed window and double doors opening onto Sun Room.







## SUN ROOM

8'7" x 6'4" (2.62m x 1.95m )

having wood effect flooring, central heating radiator, wall light points, two sky lights, upvc double glazed windows and door opening onto the rear garden.



## FIRST FLOOR LANDING

8'5" x 6'0" (2.58m x 1.85m )

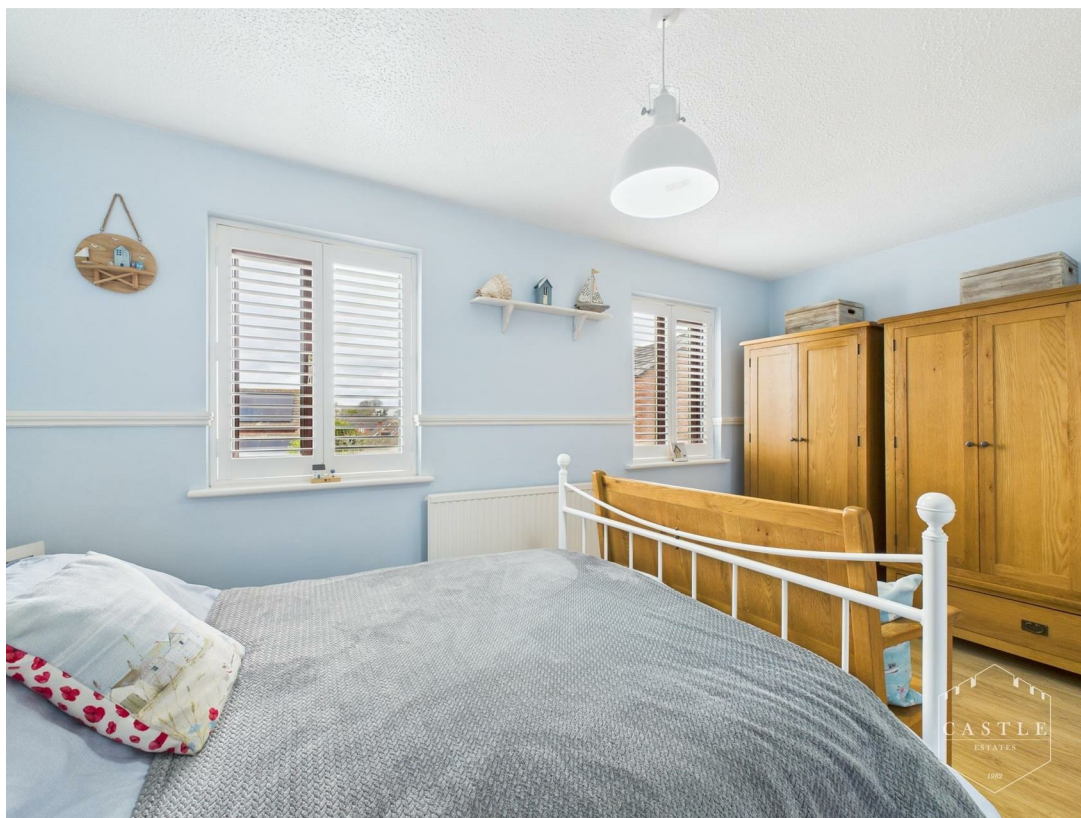
having spindle balustrading, access to the roof space and upvc double glazed window.



## BEDROOM ONE

14'8" x 9'5" (4.48m x 2.88m )

having built in storage cupboard/wardrobe, central heating radiator, wood effect flooring and two upvc double glazed windows.



## BEDROOM TWO

10'10" x 7'3" (3.32m x 2.22m )

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



### BEDROOM THREE

8'0" x 7'1" (2.45m x 2.17m )

having central heating radiator, wood effect flooring and upvc double glazed window.



## BATHROOM

8'3" x 5'6" (2.54m x 1.70m )

having corner shower cubicle, low level w.c., vanity unit with wash hand basin, white heated towel rail, wood effect flooring, extractor fan, ceramic tiled splashbacks and upvc double glazed window.



## OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to a BRICK BUILT GARAGE. A fully enclosed rear garden with patio area, mature flower borders and shrubs, steps up to lawn area, well fenced boundaries, summer house and outside lighting.



## GARAGE

8'4" x 6'7" (2.56 x 2.03)


Having space and plumbing for washing machine and electric roller door.

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		
	65	81

England & Wales

EU Directive 2002/91/EC




Environmental Impact (CO<sub>2</sub>) Rating


	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



(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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