

CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED SEMI DETACHED BUNGALOW STANDING ON A GOOD SIZED CORNER PLOT WITH GARAGE AND WELL TENDED LAWNED GARDENS SITUATED IN A POPULAR BURBAGE LOCATION



**38 TWYXCROSS ROAD
BURBAGE LE10 2SG**

Offers In The Region Of £240,000

- Entrance Porch To Hall
- Spacious Lounge/Dining Room
- Modern Shower Room
- Sizeable Lawned Gardens
- NO CHAIN
- Well Fitted Kitchen
- Two Good Sized Bedrooms
- Parking & Detached Garage
- Popular Burbage Location
- VIEWING ESSENTIAL



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**** NO CHAIN **** This well presented semi detached bungalow must be viewed to fully appreciate its wealth of features including standing on a good sized corner plot with detached garage and well tended lawned gardens.

The accommodation enjoys entrance porch leading to hall, well fitted kitchen, attractive and spacious lounge/dining room, two good sized bedrooms and a modern shower room.

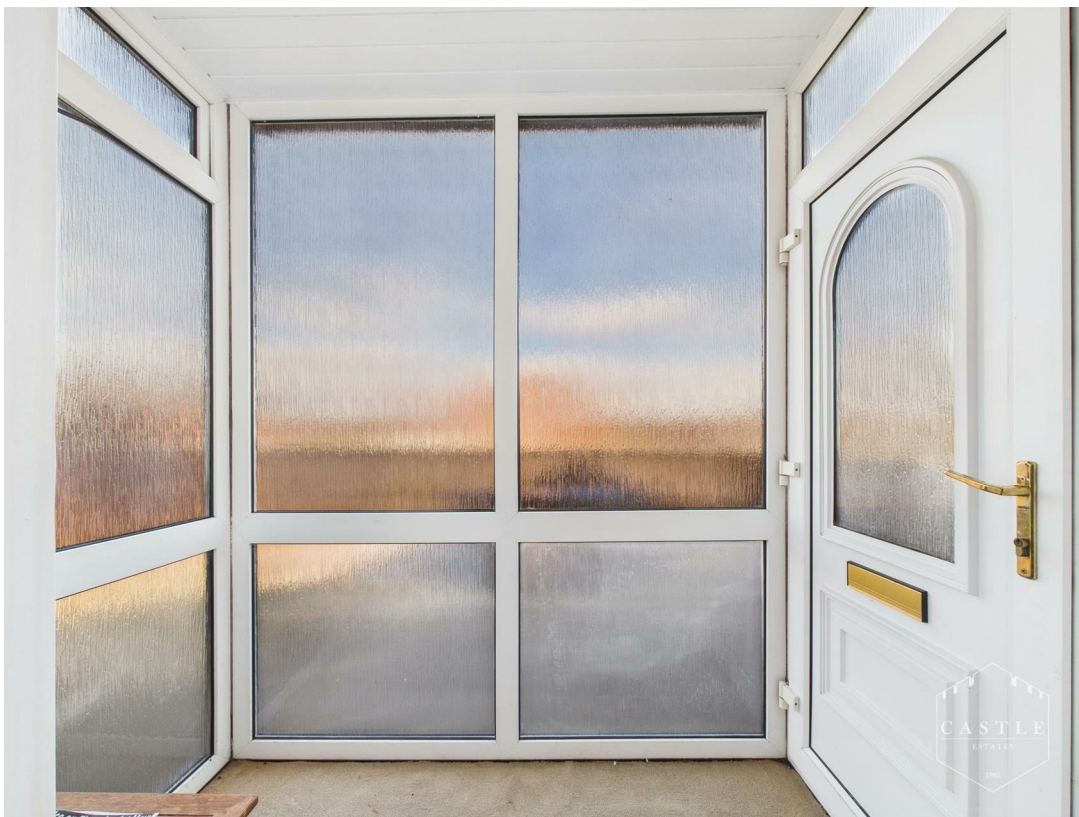
It is situated in a popular residential location, ideal for Burbage village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield excellent.

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

having upvc double glazed windows and door with obscure glass. Further upvc double glazed door opening onto Hall.



HALL

6'2" x 4'0" (1.90m x 1.23m)

having built in cupboard and central heating radiator.



KITCHEN

9'11" x 8'6" (3.04m x 2.60m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap, ceramic tiled splashbacks, space for cooker with cooker hood over, space and plumbing for washing machine, space for fridge freezer, vertical central heating radiator, upvc double glazed window to rear.



INNER HALL

10'7" x 2'9" (3.24m x 0.84m)

LOUNGE

15'8" x 10'0" (4.78m x 3.05m)

having feature marble effect fireplace with gas fire, tv aerial point, two central heating radiators and coved ceiling. Archway to Dining Area.



DINING AREA

9'0" x 6'0" (2.75m x 1.83m)

having central heating radiator, coved ceiling, upvc double glazed windows and door opening onto the rear garden.



BEDROOM ONE

13'0" x 10'1" (3.98m x 3.08m)

having range of fitted furniture including wardrobes, dressing table, fitted bedhead and bedside drawers, central heating radiator, coved ceiling and upvc double glazed window to front.



BEDROOM TWO

9'10" x 8'7" (3m x 2.62m)

having central heating radiator, coved ceiling, two upvc double glazed windows to front and side.

SHOWER ROOM

6'2" x 5'6" (1.88m x 1.70m)

having fully tiled shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, fully tiled walls, extractor fan and upvc double glazed window with obscure glass.



OUTSIDE

There are well tended gardens with patio area, mature lawns, flower and shrub borders, garden shed, walled and fenced boundaries.



OUTSIDE



OUTSIDE




OUTSIDE - GARAGE

15'8" x 8'9" (4.79m x 2.69m)


having parking for a car in front. Garage up and over door.

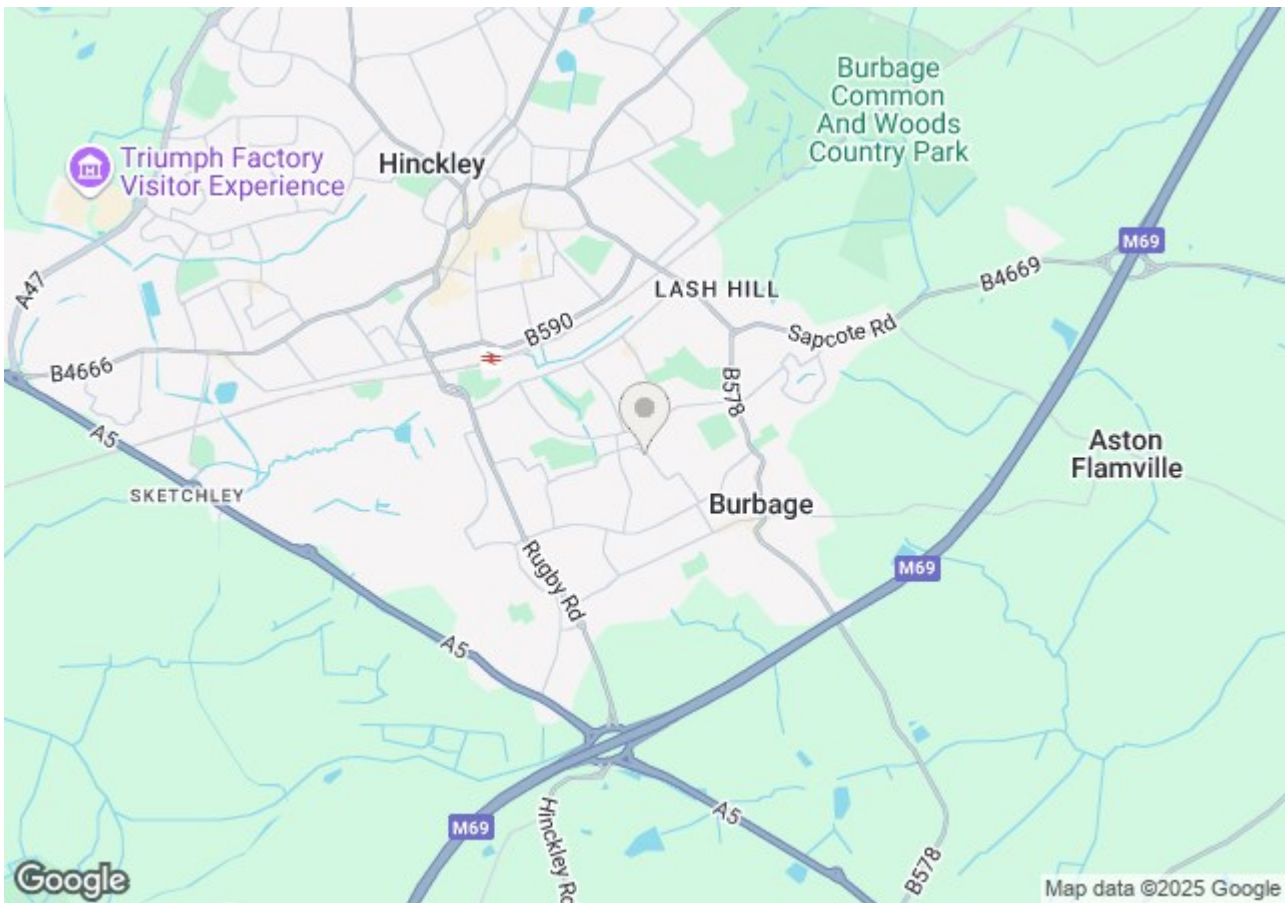


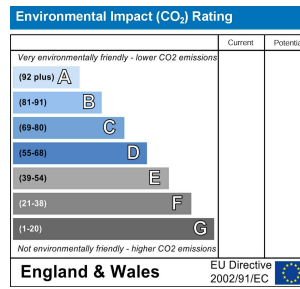
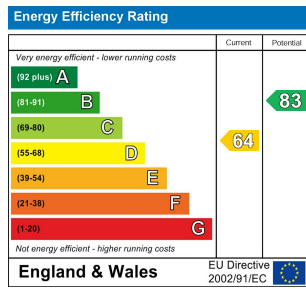
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	64	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
73.02 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 are based on RICS IPMS 3C standard.

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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
