

CASTLE ESTATES

1982

A WELL APPOINTED THREE BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PLOT WITH AMPLE OFF ROAD PARKING AND A MATURE REAR GARDEN SITUATED IN A MOST SOUGHT AFTER NON ESTATE LOCATION



**WOODBEECH, 9 WOODGATE ROAD
BURBAGE LE10 2UF**

Offers In The Region Of £630,000

- Entrance Hall
- Two Further Bedrooms
- Sun Room
- Utility Room
- Sizeable Mature Gardens
- Master Bedroom With Ensuite
- Spacious Lounge
- Well Fitted Kitchen
- Ample Off Road Parking
- Sought After Non Estate Residential Location



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Situated sought-after residential area of Woodgate Road, Burbage, this charming detached bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 1,280 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining, as well as a good sized kitchen and separate utility room.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The two bathrooms provide ample facilities for daily living, ensuring that everyone's needs are met with ease.

Set on a sizeable plot, the property features ample parking, making it convenient for residents and guests alike. The mature gardens surrounding the bungalow offer excellent potential for further improvement or extension (subject to local planning consents).

Don't miss the chance to make this delightful property your own.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold)

ENTRANCE HALL

20'11" x 7'5" (6.39m x 2.28m)

having upvc double glazed doors with obscure glass, feature entry tiling, central heating radiators, access to the roof space and built in airing cupboard.

MASTER BEDROOM

14'4" x 10'6" (4.38m x 3.21m)

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



ENSUITE SHOWER ROOM

8'3" x 2'11" (2.52m x 0.91m)

having fully tiled shower cubicle with shower over, pedestal wash hand basin, low level w.c., central heating radiator and upvc double glazed window with obscure glass.



BEDROOM TWO

12'5" x 11'7" (3.81m x 3.55m)

having built in wardrobes and drawers, central heating radiator, upvc double glazed windows to side and rear.



BEDROOM THREE

10'0" x 8'0" (3.06m x 2.45m)

having central heating radiator and upvc double glazed window to rear.



FAMILY BATHROOM

10'8" x 6'2" (3.26m x 1.88m)

having panelled bath, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks, ceramic tiled flooring and upvc double glazed window with obscure glass.



FAMILY BATHROOM



LOUNGE

15'5" x 13'8" (4.70m x 4.18m)

having brick fireplace with open fire facility, central heating radiator, tv aerial point, wall light points, coved ceiling, upvc double glazed window and sliding doors opening onto Sun Room.



LOUNGE



SUN ROOM

12'11" x 12'10" (3.95m x 3.92m)

having tiled flooring, central heating radiator, upvc double glazed windows and French doors opening onto rear garden.

KITCHEN

14'5" x 12'2" (4.40m x 3.71m)

having good range of fitted base units, drawers and wall cupboards, contrasting work surfaces, inset sink with mixer tap and ceramic tiled splashbacks, built in electric oven, hob and extractor hood over, integrated fridge freezer, integrated dishwasher, central heating radiator, ceramic tiled flooring, inset ceiling lighting and upvc double glazed window.



KITCHEN



UTILITY ROOM

12'0" x 8'10" (3.67m x 2.71m)

having gas fired boiler for central heating and domestic hot water, space and plumbing for washing machine and tumble dryer, ceramic tiled flooring, central heating radiator, two upvc double glazed windows and door to garden.



OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars. A fully enclosed and sizeable garden with mature flower borders, trees, lawn, part walled, fenced and hedged boundaries.



OUTSIDE



OUTSIDE



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		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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Approximate total area⁽¹⁾
119.03 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.

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
