

CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH AMPLE OFF ROAD PARKING, GARAGE AND PRIVATE GARDENS SITUATED IN A MOST SOUGHT AFTER CUL-DE-SAC LOCATION



**23 ALFRETON CLOSE
BURBAGE LE10 2RD**

No Onward Chain £450,000

- Impressive Hall
- Spacious Living Kitchen
- Family Bathroom
- Further First Floor Study/Bedroom Four
- Well Tended & Private Gardens
- Attractive Lounge
- Sun Room
- Three Good Sized Bedrooms & Two Ensuites
- Ample Off Road Parking & Garage
- NO CHAIN - VIEWING ESSENTIAL



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Nestled in the desirable cul-de-sac of Alfreton Close in Burbage, this well appointed detached family residence offers spacious accommodation throughout. Viewing is essential to fully appreciate its wealth of features.

The accommodation boasts of entrance hall, master bedroom with ensuite, further good sized bedroom, attractive lounge, large living kitchen, sun room and ground floor family bathroom. To the first floor is good sized bedroom with ensuite and a useful study/bedroom four.

Outside the property stands on a good sized mature plot surrounded by lovely gardens. There is ample off road parking and garage.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having upvc double glazed door and window to side, central heating radiator, two storage cupboards, further meter cupboard and access to the roof space.

LOUNGE

21'1" x 10'5" (6.44m x 3.20m)

having feature brick fireplace with tv plinth, coved ceiling, wall light points, telephone point, central heating radiator, three upvc double glazed windows with French style shutters.



MASTER BEDROOM

15'8" x 11'4" (4.79m x 3.46m)

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



ENSUITE SHOWER ROOM

5'2" x 5'2" (1.60m x 1.60m)

having corner shower cubicle with shower over, low level w.c., wash hand basin, fully tiled walls, shaver point, extractor fan and chrome heated towel rail.



BEDROOM TWO

12'3" x 9'5" (3.75m x 2.88m)

having built in wardrobes, central heating radiator and upvc double glazed window to rear.



FAMILY BATHROOM

6'9" x 5'8" (2.06m x 1.75m)

having panelled bath, pedestal wash hand basin, low level w.c., fully tiled walls, central heating radiator and window to side with obscure glass.



INNER HALL

11'1" x 7'3" (3.40m x 2.22m)

having storage cupboard and feature staircase leading to First Floor Landing. Upvc double glazed double doors opening onto Living Kitchen.

LIVING KITCHEN

24'2" x 15'0" (7.39m x 4.59m)

having an excellent range of cream Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in oven, gas hob and cooker hood over, space for fridge freezer, central heating radiator, ceramic tiled flooring, feature brick fireplace with wood stove fire, tv aerial point, upvc double glazed windows to front, side and upvc double glazed French doors opening onto the Conservatory.



LIVING KITCHEN



LIVING KITCHEN



SUN ROOM

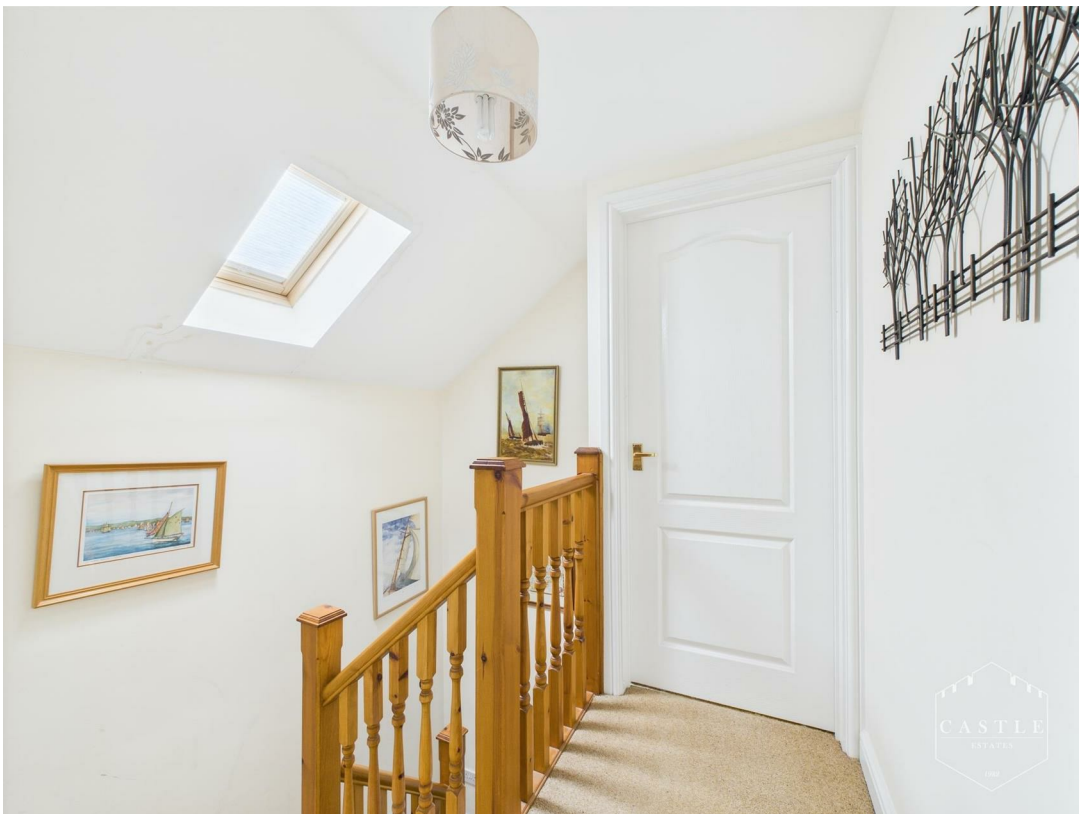
15'3" x 6'1" (4.65m x 1.87m)

having brick base, glass roof, upvc double glazed windows and door opening onto rear garden.



FIRST FLOOR LANDING

having spindle balustrading and velux roof light.



BEDROOM THREE

17'7" x 15'6" (5.37m x 4.73m)

having central heating radiator, under eaves storage, two upvc double glazed windows to front and rear.



ENSUITE BATHROOM

8'11" x 5'1" (2.73m x 1.56m)

having panelled bath with shower attachment, low level w.c., wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, shaver point and velux roof light,



STUDY/BEDROOM FOUR

10'6" x 9'6" (3.22m x 2.90m)

having central heating radiator, eaves storage and velux roof light.



OUTSIDE

There is direct vehicular access over a good sized driveway leading to GARAGE (5.25m x 2.98m) with up and over door, power and light. Further CARPORT to rear. A mature good sized plot with foregarden and gated side pedestrian access to rear garden enjoying patio area, lawn, mature flower and shrub borders, trees and well fenced boundaries, outside tap and lighting.



OUTSIDE




OUTSIDE




AERIAL VIEW



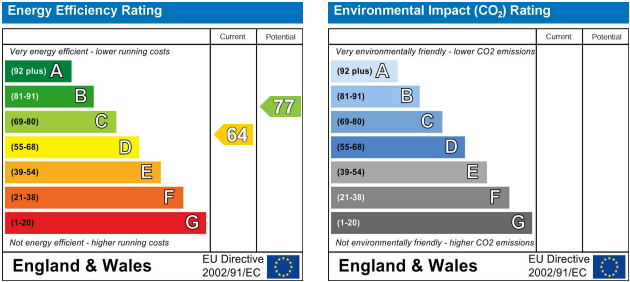
Energy Efficiency Rating

	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		
	64	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾
167.3 m²
Reduced headroom
6 m²

(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.

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
