

# CASTLE ESTATES

1982

**A LARGE THREE BEDROOMED DETACHED BUNGALOW WITH DOUBLE GARAGE AND PRIVATE GARDENS SITUATED IN A POPULAR RESIDENTIAL LOCATION**



## **16 ASTER CLOSE BURBAGE LE10 2UG**

**Offers In The Region Of £370,000**

- NO CHAIN - VIEWING ESSENTIAL
- Family Bathroom & Wet Room
- Sun Room
- Separate Laundry/Utility Room
- Well Tended Private Gardens
- Three Good Sized Bedrooms
- Attractive Lounge
- Well Fitted Kitchen
- Ample Off Road Parking & Double Garage
- Sought After Residential Location



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Aster Close, Burbage, this spacious detached bungalow enjoys many attractive features and viewing is highly recommended.

The accommodation boasts entrance hall, three good sized bedrooms off which one has a wet room, attractive lounge, sun room, well fitted kitchen, separate laundry/utility room and a family bathroom.

Outside, the property features a large driveway that provides plenty of parking space, complemented by a double garage for additional storage or vehicle accommodation. The well-tended private gardens are a true highlight.

It is situated in a sought after location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very good.

Do not miss the opportunity to make this lovely bungalow your own.

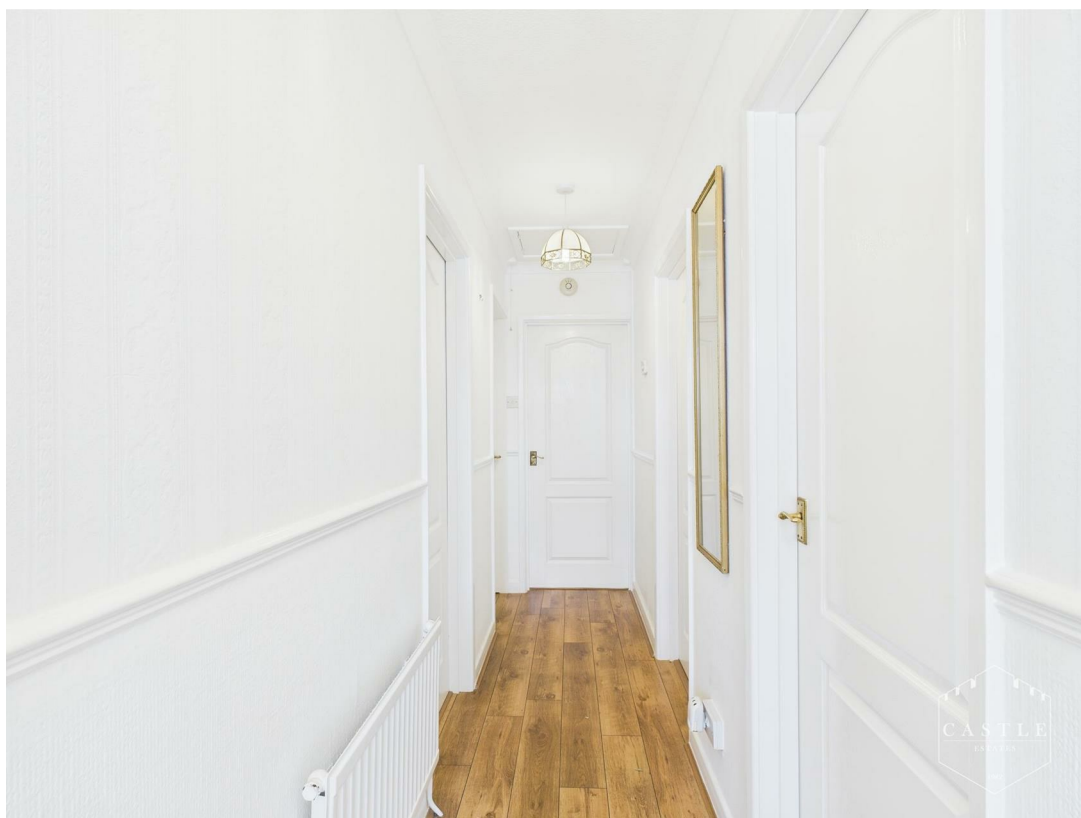
### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

18'2" x 3'1" (5.55m x 0.94m )

having upvc double glazed front door and side window with obscure glass, dado rail, wood effect flooring, central heating radiator, access to roof space and electric consumer unit.





## BEDROOM ONE

12'4" x 8'8" (3.77m x 2.65m )

having range of quality fitted furniture including wardrobes, bridging cupboards over the bed, bedside drawers and dressing table with drawers, central heating radiator, coved ceiling and upvc double glazed window to front.



## BEDROOM TWO

9'7" x 9'7" (2.94m x 2.94m )

having coved ceiling, central heating radiator and upvc double glazed window to front. Square archway leading to Wet Room.

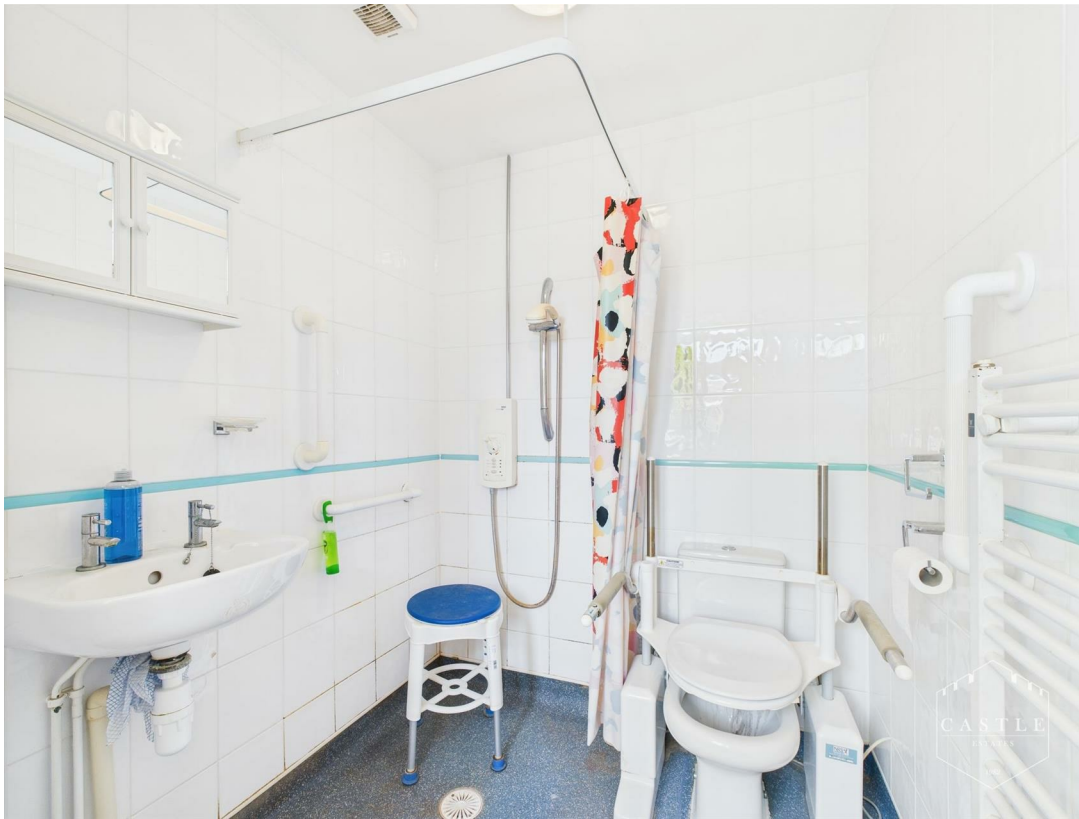




**WET ROOM**

5'9" x 5'4" (1.76m x 1.64m )

having shower area, wash hand basin, low level w.c., ceramic tiled splashbacks and white ladder style heated towel rail.



### BEDROOM THREE

11'4" x 7'3" (3.47m x 2.22m )

having range of fitted wardrobes, tv aerial point, central heating radiator, coved ceiling and upvc double glazed window to front.



## FAMILY BATHROOM

7'1" x 6'5" (2.18m x 1.97m )

having modern suite including panelled bath with shower over and screen, integrated low level w.c., wash hand basin and vanity cabinets, inset LED lighting, built in airing cupboard housing the hot water cylinder, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.





**LOUNGE**

16'8" x 10'9" (5.09m x 3.29m )

having feature fireplace with electric fire, wall light points, ornate coved ceiling, tv aerial point, central heating radiator and upvc double glazed window to side. Square archway to Sun Room.



**SUN ROOM**

8'8" x 8'8" (2.65m x 2.66m )

having central heating radiator, brick base, glass roof, upvc double glazed windows and double doors opening onto rear garden.





## DINING KITCHEN

21'1" x 13'1" (6.44m x 4m )

having range of fitted cream units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinser bowl, built in double oven and grill, four ring gas hob with extractor hood over, space for fridge freezer, built in microwave, inset LED lighting, coved ceiling, tiled and wood effect flooring, alarm control panel, two central heating radiators, tv aerial point, upvc double glazed window to rear and French doors opening onto garden.







## LAUNDRY/UTILITY ROOM

9'1" x 4'10" (2.79m x 1.48m )

having fly over work surfaces with space and plumbing for washing machine and space for tumble dryer beneath, central heating radiator, wood effect flooring and upvc double glazed door to front.





## OUTSIDE - DRIVEWAY

There is direct vehicular access over a long block paved driveway giving ample off road parking for several cars.



## OUTSIDE - DOUBLE GARAGE

having two separate up and over doors, power and light.





## OUTSIDE

A foregarden with path up to the front door, easy to maintain gardens to the side with mature shrubs.



Pedestrian access to a well tended and private rear garden with decked area leading to block paved patio area, steps down to a lawn, mature flower and shrubs, timber garden shed, fenced boundaries, outside tap and lighting.











## Energy Efficiency Rating

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

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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(92 plus) A		64	77	(92 plus) A	
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(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					



Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
93.6 m<sup>2</sup>

(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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