

CASTLE ESTATES

1982

AN ATTRACTIVE THREE BEDROOMED SEMI DETACHED PROPERTY STANDING ON A GOOD SIZED MATURE PLOT WITH AMPLE OFF ROAD PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED IN A MOST SOUGHT AFTER BURBAGE LOCATION



19 THE FAIRWAY BURBAGE LE10 2TY

Price £300,000

- Side Entrance Hall
- Lounge To Front
- Sun Room
- Ample Off Road Parking & Garage
- Popular Residential Location
- Family Bathroom
- Well Fitted Dining Kitchen
- Three Bedrooms
- Sizeable Gardens To Front & Rear
- NO CHAIN - VIEWING ESSENTIAL



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**** NO CHAIN **** This well appointed semi detached property is situated in a sought after residential area, convenient for both Burbage and Hinckley's amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield excellent.

The accommodation enjoys entrance hall, ground floor shower room, lounge to front, well fitted dining kitchen and a useful sun room to rear. To the first floor there are three bedrooms. Outside the property stands on a sizeable plot with ample off road parking, garage and a private mature rear garden. Viewing is essential.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B

SIDE ENTRANCE HALL

6'7" x 5'8" (2.02m x 1.75m)

having upvc double glazed front door with leaded lights and obscure glass, central heating radiator, telephone point, wall light point and wood effect flooring.

SHOWER ROOM

5'10" x 5'8" (1.79m x 1.73m)

having shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, central heating radiator, ceramic tiled walls, coved ceiling and upvc double glazed window with obscure glass.



LOUNGE

16'1" x 10'10" (4.92m x 3.32m)

having stone fireplace with inset gas fire, tv aerial point, wall light points, central heating radiator, coved ceiling and upvc double glazed window with leaded lights to front.



DINING KITCHEN

12'2" x 10'0" (3.71m x 3.05m)

having range of base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in electric oven, gas hob with extractor hood over, inset LED lighting, coved ceiling, central heating radiator, under stair pantry, wooden window to rear and door opening onto Sun Room.



SUN ROOM

9'4" x 7'8" (2.86m x 2.36m)

having fitted cupboards, fly over work surfaces with space and plumbing for washing machine and dishwasher beneath, central heating radiator, polycarbonate roof, wooden windows and door opening onto Garden.



FIRST FLOOR LANDING

having access to the roof space, coved ceiling and built in storage cupboard.



BEDROOM ONE

16'2" x 9'8" (4.94m x 2.95m)

having central heating radiator, wall light points, coved ceiling and upvc double glazed window to front.





BEDROOM TWO

14'2" x 7'11" (4.33m x 2.42m)

having tv aerial point, inset LED lighting, central heating radiator, upvc double glazed window to side and upvc double glazed window to rear.





BEDROOM THREE

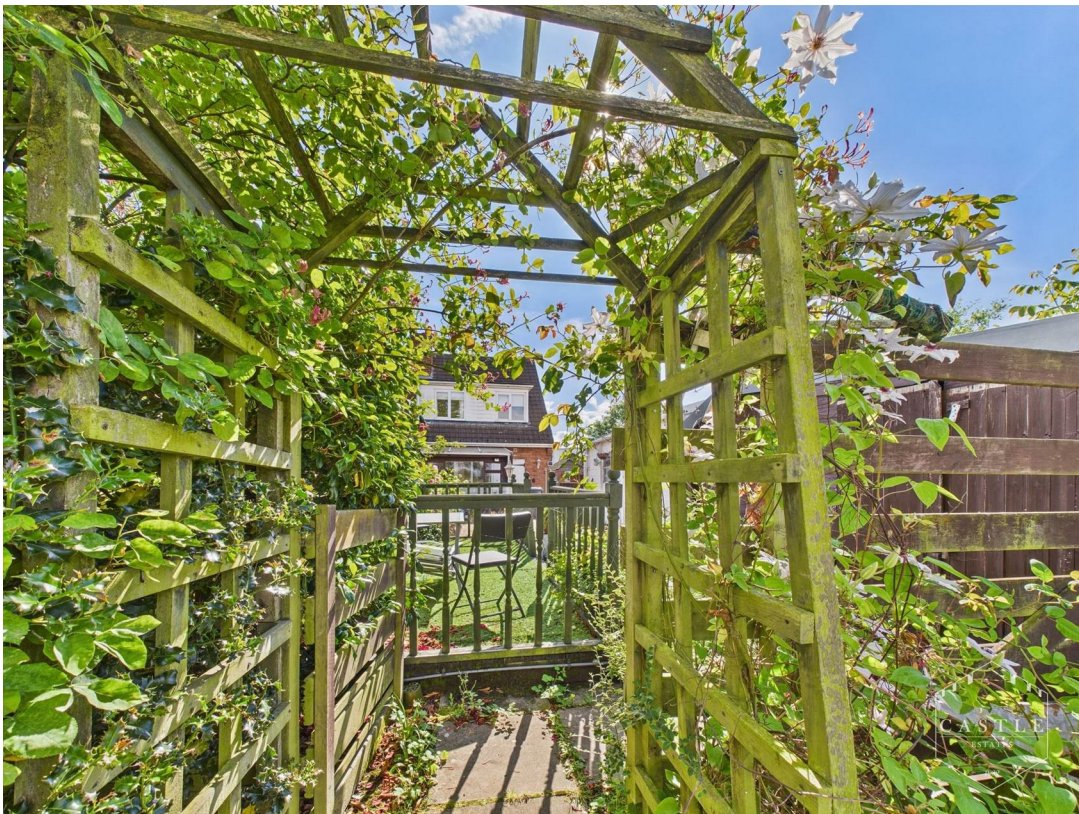
7'9" x 6'11" (2.38m x 2.11m)

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

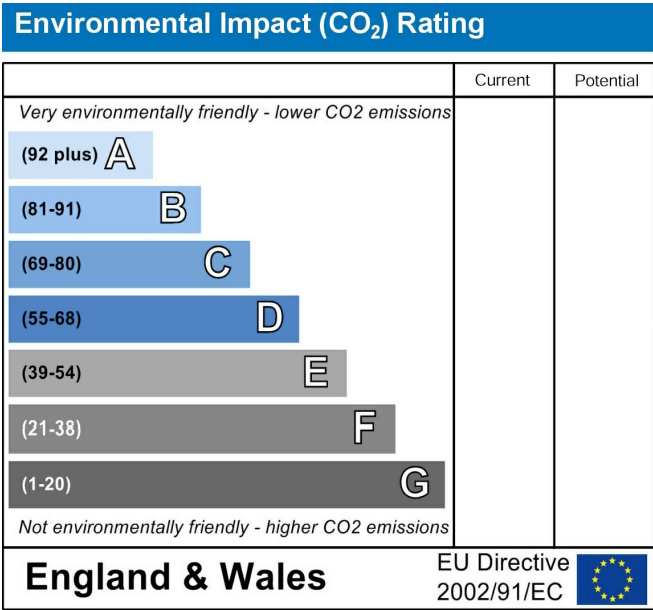
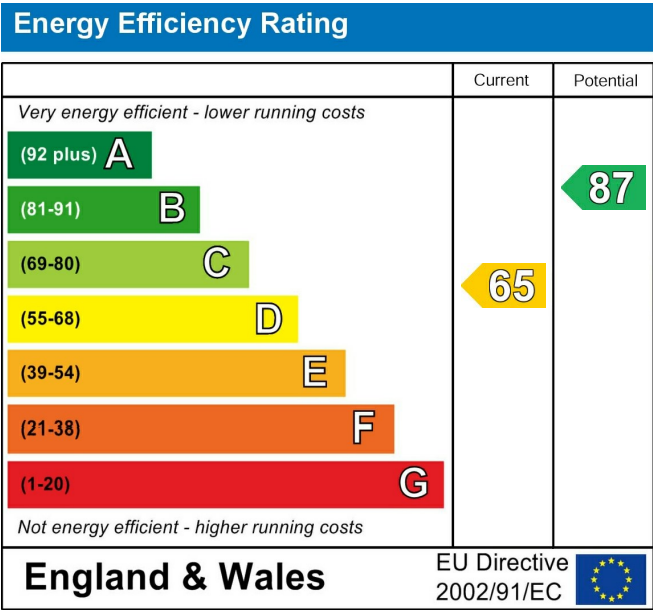


OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to GARAGE (4.96m x 2.47m) and OUTSIDE STORE housing the gas fired boiler for central heating and domestic hot water. A lawned foregarden with flower borders. Pedestrian access to a good sized, mature rear garden with lawn, mature trees, shrubs, vegetable area with green house and garden sheds. Well fenced boundaries.

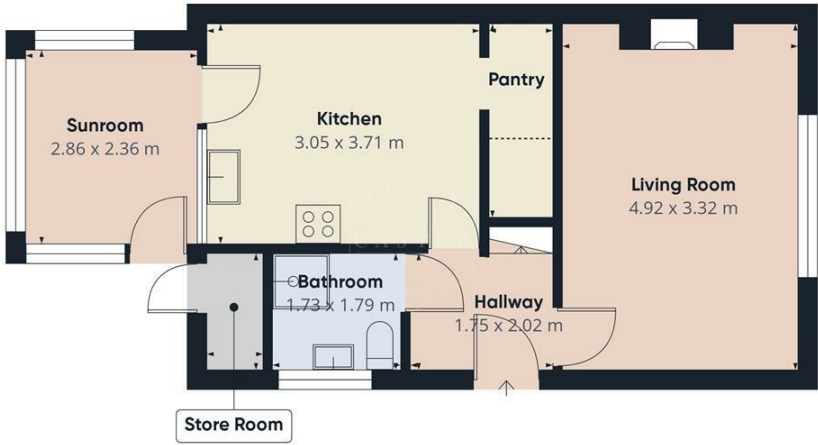








Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		87		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) 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					Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
88.5 m²

Reduced headroom
1.7 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 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
