

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, MUCH IMPROVED AND SPACIOUS TWO BEDROOMED COTTAGE STYLE PROPERTY WITH DOUBLE GARAGE AND WELL TENDED PRIVATE REAR GARDEN SITUATED IN A MOST SOUGHT AFTER CONSERVATION AREA OF BURBAGE LOCATION



**20 WINDSOR STREET
BURBAGE LE10 2EF**

Offers In The Region Of £270,000

- Attractive Characterful Lounge
- Cellar
- Further Double Bedroom
- Ample Off Road Parking
- South Facing Rear Garden
- Well Fitted Kitchen
- Master Bedroom With Large Ensuite
- Shower Room
- Double Garage
- Sought After Conservation Area



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A rare opportunity to purchase a well presented and spacious cottage style property enjoying attractive lounge, well fitted kitchen, utility room and a cellar/store. To the first floor there is a master bedroom with ensuite bathroom, further large bedroom and a separate shower room. Outside the property has shared access to parking, double garage and a very private and mature rear garden. Viewing is essential.

It is situated in the heart of old Burbage conservation area, ideal for local shops, schools and amenities. Open countryside is also close by. Those wishing to commute will find easy access to the A5, M69 junctions making travelling to further afield very good indeed.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B (Freehold)

LOUNGE

13'10" x 13'2" (4.23m x 4.02m)

having composite front door, upvc double glazed window to front, feature fireplace with wood beam over, tv aerial point, wood effect flooring, inset LED Lighting, beam to ceiling, coved ceiling and picture rail.



LOUNGE



KITCHEN

15'8" x 12'10" (4.80m x 3.92m)

having an attractive range of white fitted units including base units, drawers and wall cupboards, matching work surfaces and splashbacks, inset sink with mixer tap, built in electric oven, gas hob with stainless steel splashback, integrated washing machine, dishwasher and fridge freezer, inset LED lighting, central heating radiator and wine chute leading down to Cellar. Staircase to the First Floor Landing. Upvc double glazed door to side and parking area.



KITCHEN



KITCHEN



CELLAR

having steps down and electric.

FIRST FLOOR LANDING

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



MASTER BEDROOM

13'8" x 12'11" (4.17m x 3.95m)

having coved ceiling, central heating radiator, beam to ceiling and double glazed window to front.



MASTER BEDROOM



ENSUITE BATHROOM

13'5" x 7'4" (4.10m x 2.25m)

having white suite including feature slipper bath with claw feet, integrated low level w.c., wash hand basin and vanity cabinets, beam to ceiling, fully tiled walls, wood effect flooring, chrome heated towel rail, inset LED lighting, extractor fan, access to the roof space and upvc double glazed window with obscure glass.



ENSUITE BATHROOM



BEDROOM TWO

13'3" x 12'10" (4.06m x 3.93m)

having beam to ceiling, central heating radiator and upvc double glazed window to front,



SHOWER ROOM

5'5" x 446'2" (1.67m x 136m)

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



OUTSIDE

Vehicular access through an archway to a shared cobbled driveway with parking space and security lighting. DETACHED DOUBLE GARAGE (5.56m x 4.91m) with up and over door, pitched roof, side personal door to garden, power and light. Wrought iron gate leading to path with steps up to the garden area with mature flower and shrub borders, lawn, outside electrics, summer house, well fenced boundaries, green house and upper patio area. Not overlooked from the rear with south facing aspect.



OUTSIDE



OUTSIDE



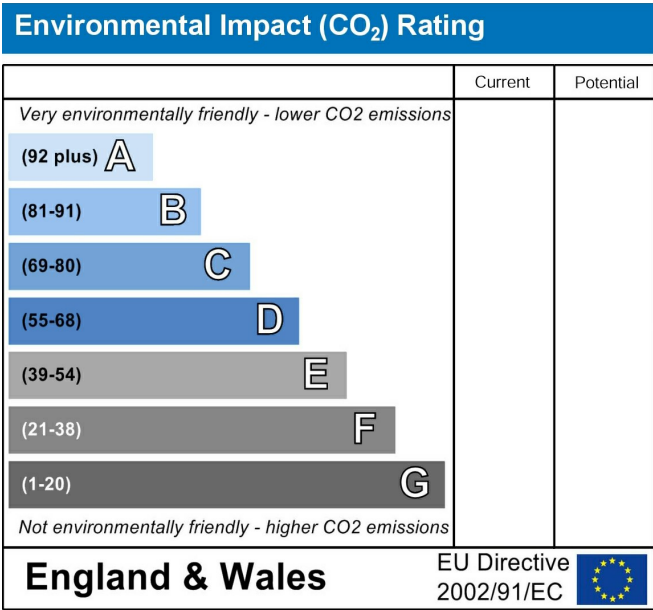
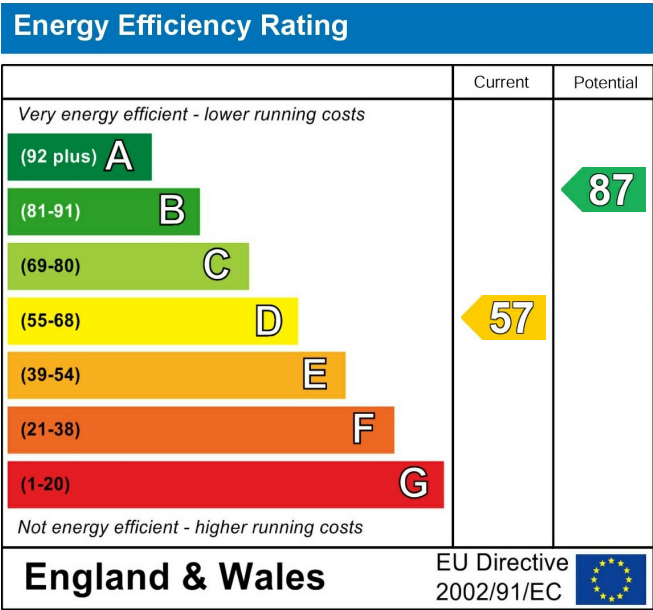
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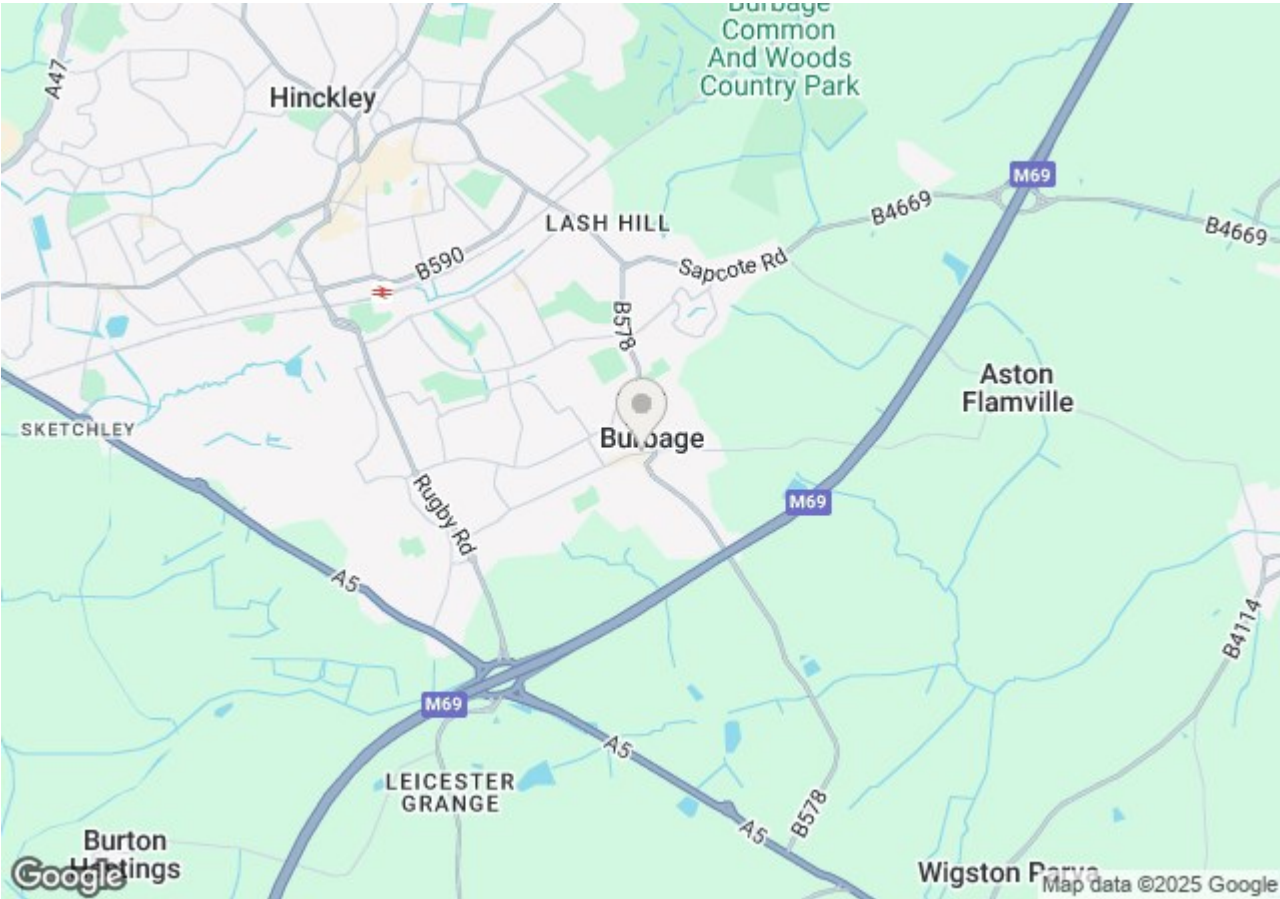



OUTSIDE



OUTSIDE





Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(99-80) 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	



(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
