

# CASTLE ESTATES

1982

**A THREE BEDROOMED SEMI DETACHED PROPERTY WITH GOOD SIZED GARDEN  
SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**53 NEWSTEAD AVENUE  
BURBAGE LE10 2JA**

**Offers In The Region Of £260,000**

- Entrance Hall
- Three Good Sized Bedrooms
- Off Road Parking
- Popular & Convenient Location
- Open Plan Living Kitchen
- Family Bathroom
- Sizeable Rear Garden



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www.castles-online.co.uk



This semi detached property consists of an entrance hall leading to a good sized lounge/dining area which opens onto the kitchen. To the first floor there are three bedrooms and a bathroom. Outside the property has off road parking and a good sized rear garden.

It is situated in a sought after non estate Burbage location, ideal for those who need to commute via the A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas. Burbage village centre is approximately one and half miles away with its range of quality shops, schools and amenities.

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

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

### **ENTRANCE HALL**

having composite double glazed front door, upvc double glazed side window and central heating radiator. Staircase to First Floor Landing.





## OPEN PLAN LIVING KITCHEN - LOUNGE/DINING AREA AREA

having upvc double glazed bow window to front, wood effect flooring, fireplace with log burning stove, tv aerial point, two central heating radiators, upvc double glazed window and door opening onto Garden. Archway to Kitchen Area.



## OPEN PLAN LIVING KITCHEN - KITCHEN AREA

having range of fitted units including base units, drawers and wall cupboards, butchers block effect work surfaces and inset sink, built in oven, gas hob, space for fridge freezer, space and plumbing for washing machine, gas fired boiler for central heating and domestic hot water, wood effect floor and upvc double glazed window to rear.





### FIRST FLOOR LANDING

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

having built in cupboard, access to the roof space and upvc double glazed window to side.

### BEDROOM ONE

10'11" x 10'3" (3.35m x 3.14m )

having wood effect flooring, central heating radiator, tv aerial point and upvc double glazed window to rear.





## BEDROOM TWO

8'11" x 8'10" (2.73m x 2.71m )

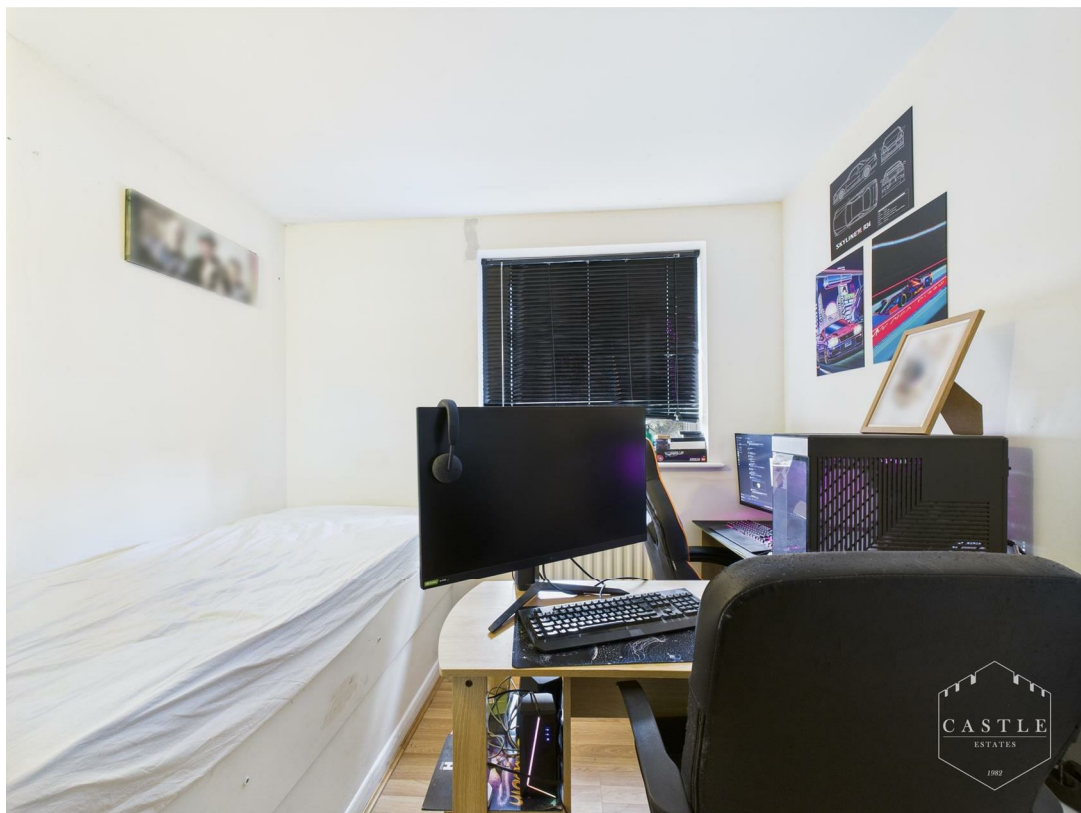
having wood effect flooring, central heating radiator and upvc double glazed window to front.



### BEDROOM THREE

8'10" x 8'9" (2.71m x 2.67m )

having wood effect flooring, central heating radiator and upvc double glazed window to front.





## BATHROOM

7'6" x 5'6" (2.31m x 1.68m )

having panelled bath with glass screen and shower over, integrated low level w.c., wash hand basin and vanity cabinets, heated towel rail, ceramic tiled splashbacks and upvc double glazed window to rear with obscure glass.



## OUTSIDE

There is direct vehicular access over a block paved driveway with parking for two cars. Wooden gate leading to a good sized rear garden with decked area to the rear. WORK SHOP and fenced boundaries.






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		
	68	83

England & Wales

EU Directive 2002/91/EC




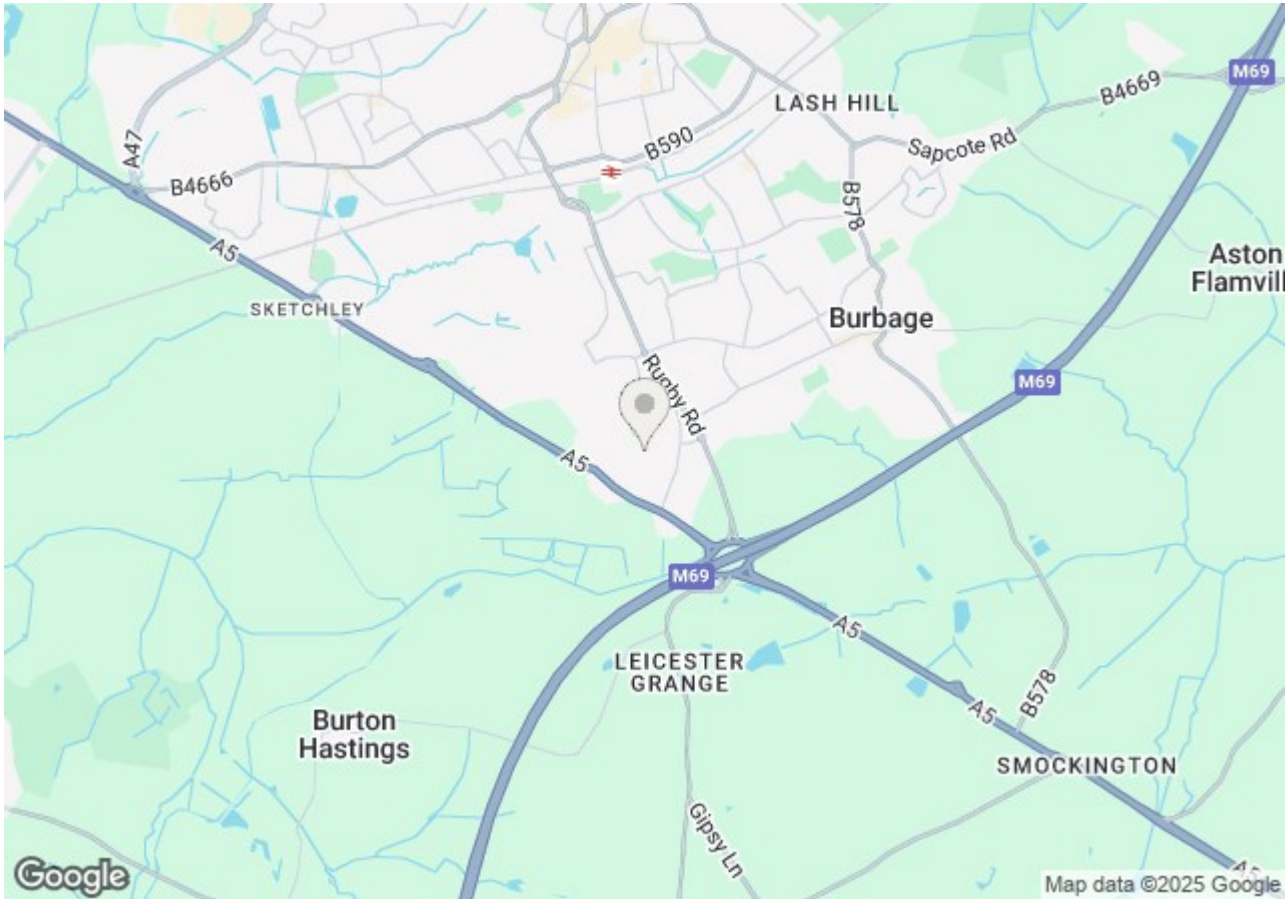
Environmental Impact (CO<sub>2</sub>) Rating

	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		

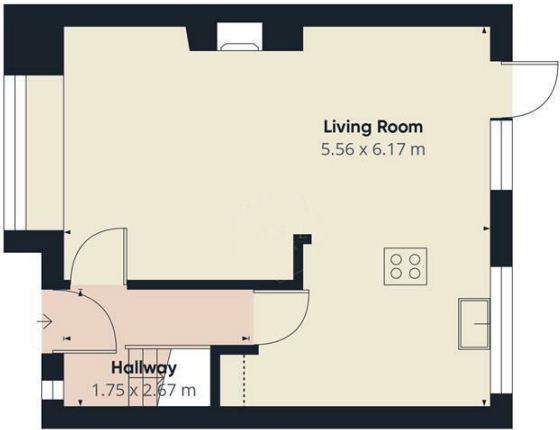
England & Wales

EU Directive 2002/91/EC





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
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(39-54) E			(39-54) E		
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Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
64.4 m<sup>2</sup>  
Reduced headroom  
0.3 m<sup>2</sup>

(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

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