

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED
DETACHED FAMILY RESIDENCE WITH PRIVATE LANDSCAPED REAR GARDEN
SITUATED IN A MOST SOUGHT AFTER BURBAGE RESIDENTIAL LOCATION**



**8 CROWN HILL ROAD
BURBAGE LE10 2LD**

Offers In Excess Of £525,000

- Impressive Hall With Guest Cloakroom
- Attractive Lounge
- Separate Utility Room
- Three Further Good Sized Bedrooms
- Double Garage With Attached Brick Built Workshop
- Useful Ground Floor Study
- Superb Open Plan Living Kitchen
- Master Bedroom With Ensuite
- Contemporary Fitted Family Bathroom
- Well Tended Private Landscaped Gardens



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**** VIEWING ESSENTIAL **** Nestled in the charming area of Burbage, this splendid and much improved detached house on Crown Hill Road offers a perfect blend of comfort and style. This property is ideal for families seeking ample living space in a popular and convenient residential location

The accommodation boasts impressive entrance hall with guest cloakroom off, useful ground floor study, attractive lounge, superb open plan living kitchen and separate utility room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a contemporary family bathroom. Outside the property enjoys ample off road parking, double garage with attached brick built workshop with potential for conversion to annexe and lovely landscaped gardens.

It is situated in a quiet cul-de-sac, on the outskirts of Burbage and yet convenient for local shops, schools and amenities. Commuters will find the A5 and M69 junction less than a mile away making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

14'10" x 8'0" (4.53m x 2.46m)

having composite front door with obscure glass, Amtico wood effect flooring, coved ceiling, dado rail and central heating radiator. Feature spindle balustraded staircase to First Floor Landing.



GUEST CLOAKROOM

5'6" x 2'8" (1.69m x 0.82m)

having low level w.c., vanity unit with circular bowl sink with chrome mixer tap, ceramic tiled splashbacks, Amtico wood effect flooring and upvc double glazed window with obscure glass.



STUDY

9'3" x 8'0" (2.84m x 2.44m)

having built in cupboards, central heating radiator and upvc double glazed window to front.



LOUNGE

19'11" x 11'8" (6.08m x 3.58m)

having feature fireplace with inset fire, black marble surround and hearth, tv aerial point, coved ceiling, two upvc double glazed windows to front and French doors opening onto the rear garden.



OPEN PLAN LIVING KITCHEN

20'11" x 20'3" (6.40m x 6.18m)

having an attractive range of white 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 Neff double oven and grill, gas hob with extractor hood over, integrated dishwasher, integrated fridge, two designer central heating radiators, inset LED lighting, Amtico wood effect flooring, tv aerial point, upvc double glazed window to rear and two sets of French doors opening onto the rear garden.







UTILITY ROOM

5'6" x 4'11" (1.69m x 1.52m)

having range of fitted base units and wall cupboards, contrasting work surfaces, space and plumbing for washing machine, wall mounted built in gas fired boiler for central heating and domestic hot water, Amtico wood effect flooring, central heating radiator and upvc double glazed door with obscure glass.

FIRST FLOOR LANDING

10'1" x 4'3" (3.09m x 1.30m)

having spindle balustrading, central heating radiator, dado rail, access to the boarded roof space with drop down ladder and upvc double glazed window to side.



MASTER BEDROOM

12'4" x 11'4" (3.78m x 3.46m)

having an excellent range of fitted furniture including wardrobes, dressing table, bedside cabinets with bridging unit over the bed with down lighting, tv aerial point, central heating radiator and upvc double glazed window to rear. Door to Ensuite.



ENSUITE SHOWER ROOM

9'6" x 4'9" (2.91m x 1.46m)

having modern suite including double shower cubicle with rain shower over and handheld shower, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, inset LED lighting, fitted mirror with LED lighting, shaver point, chrome heated towel rail, Amtico wood effect flooring and two upvc double glazed windows with obscure glass.



BEDROOM TWO

12'5" x 9'2" (3.79m x 2.81m)

having an excellent range of fitted furniture including wardrobes, drawers, bedside cabinets with bridging unit over the bed with down lighting, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

11'5" x 7'2" (3.50m x 2.20m)

having an excellent range of fitted furniture including wardrobes, drawers, bridging unit over the bed with down lighting, central heating radiator and two upvc double glazed windows to front.



BEDROOM FOUR

9'5" x 6'6" (2.89m x 1.99m)

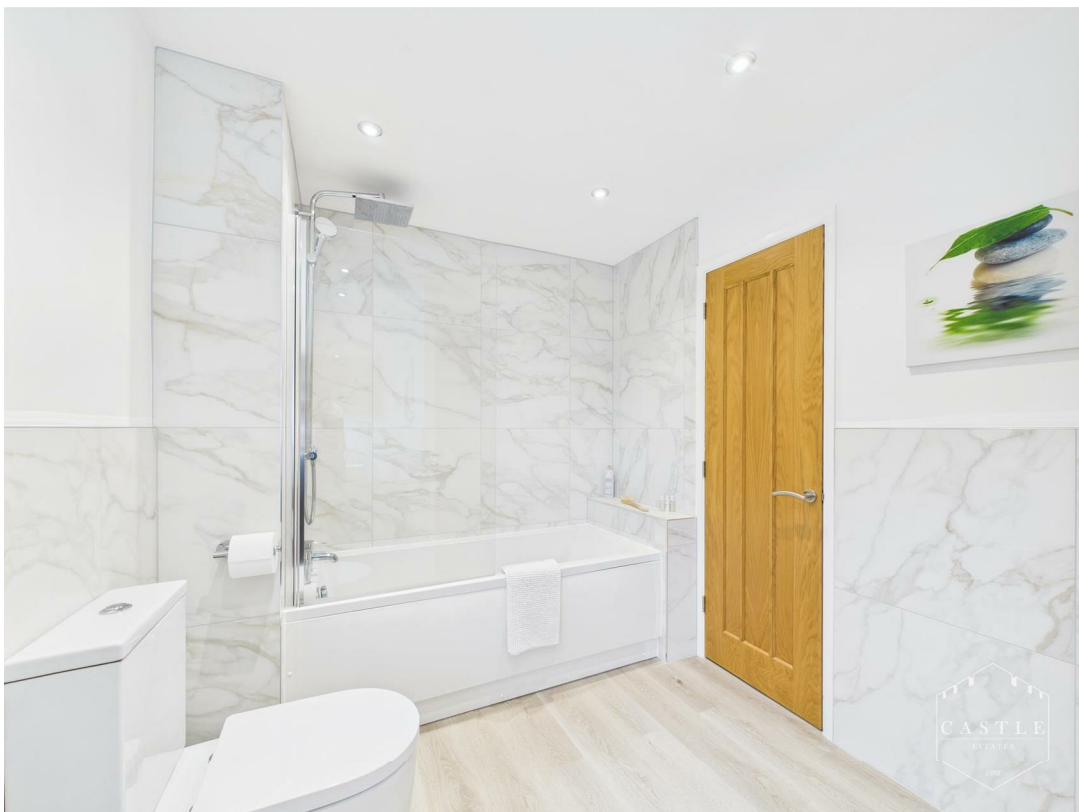
having central heating radiator and upvc double glazed window to rear.



FAMILY BATHROOM

11'8" x 7'3" (3.58m x 2.21m)

having contemporary newly fitted white suite including panelled bath with rain shower over and handheld shower, vanity unit with feature bowl sink with chrome mixer tap, low level w.c., porcelain tiling, chrome heated towel rail, inset LED lighting, Amtico wood effect flooring and upvc double glazed window with obscure glass.



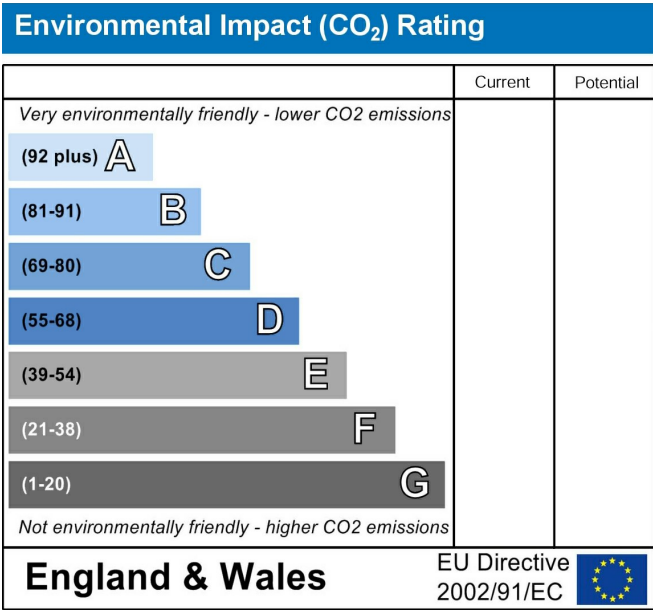
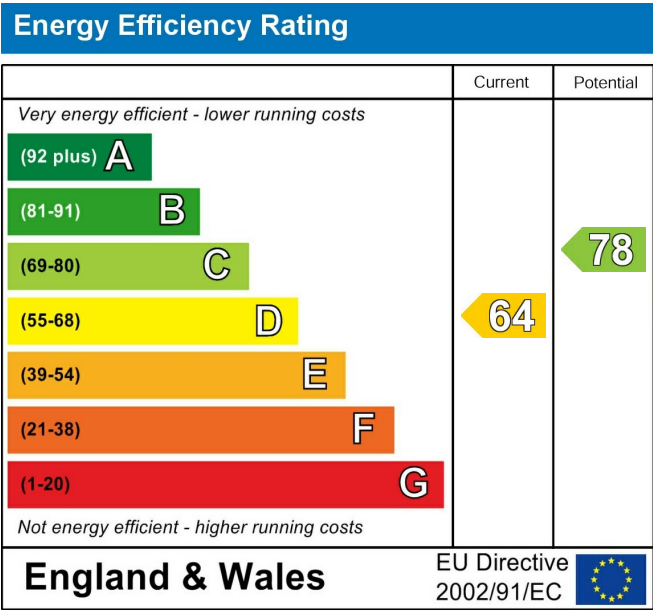
OUTSIDE

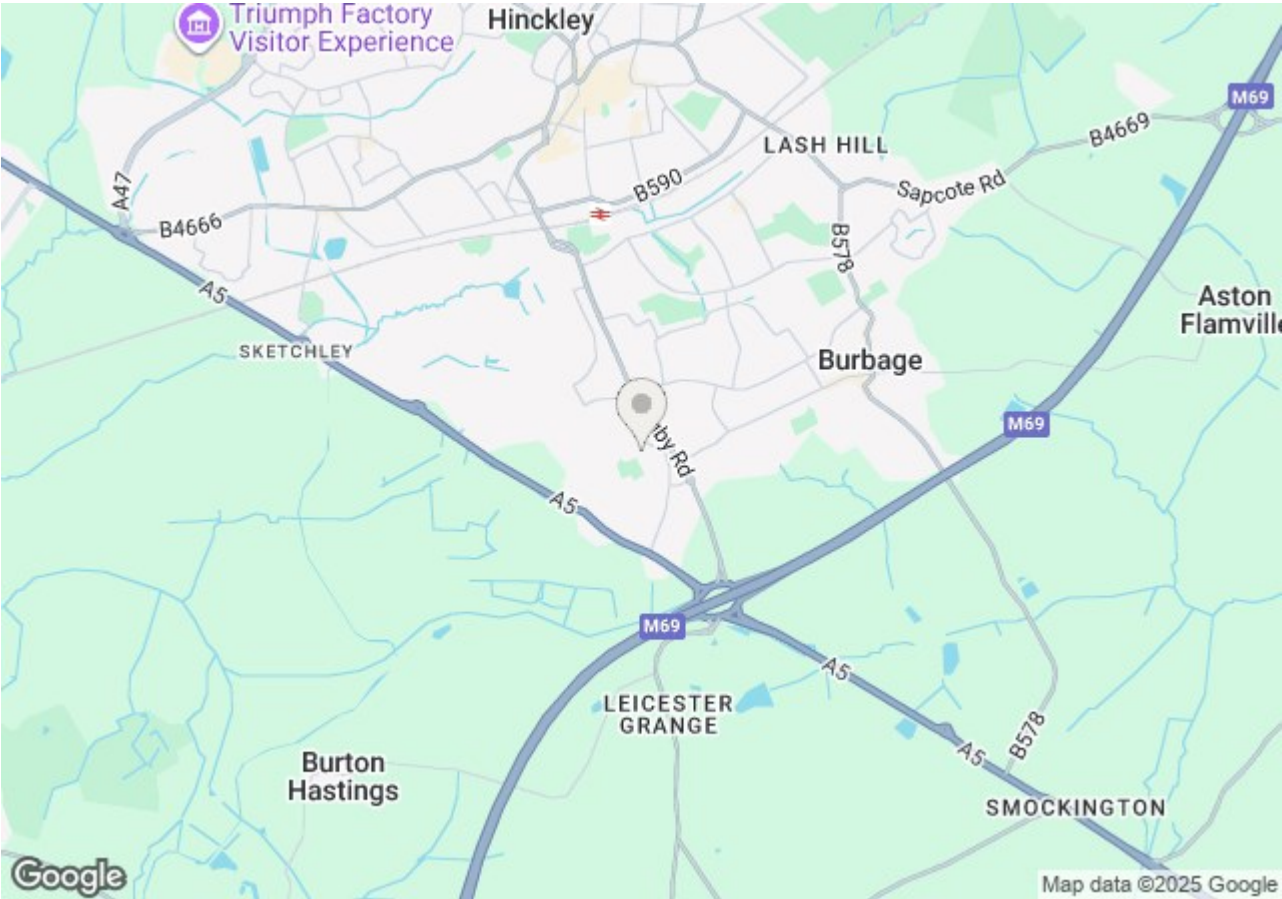
There is direct vehicular access over a sizeable tarmac driveway with ample off road parking for numerous cars leading to DOUBLE GARAGE (5.11m x 5m) with electric up and over door, power, light, side door to garden and further door to BRICK BUILT WORKSHOP (4.34m x 2.42m) having potential for conversion to annexe with power, light, and loft storage. Foregarden with feature shrubs. Pedestrian access leading to a fully enclosed rear garden with feature porcelain patio area, glass veranda with integral blinds, lawn, feature pergola with porcelain path, mature trees, flower and shrub borders, well fenced boundaries, outside lighting and garden shed. Private not overlooked from the rear with South West facing aspect.

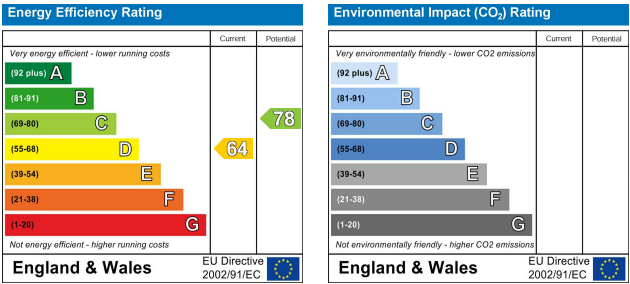












PLEASE NOTE

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
