

CASTLE ESTATES

1982

**A TRADITIONAL THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH
PARKING AND A PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER
BURBAGE LOCATION**



**134 LUTTERWORTH ROAD
BURBAGE LE10 2DW**

Offers In The Region Of £280,000

- Entrance Hall
- Country Style Kitchen
- Guest Cloakroom/Utility Space
- Family Bathroom
- Private & Mature Rear Garden
- Good Sized Lounge
- Extended Conservatory
- Two Double Bedrooms & Further Bedroom/Study
- Ample Off Road Parking
- NO CHAIN



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This traditional semi detached family residence is situated in a sought after edge of village location, yet convenient for the village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield excellent.

The accommodation enjoys an entrance hall, lounge, country style kitchen and a upvc double glazed conservatory. To the first floor there are two double bedrooms, further bedroom/study and a family bathroom. Outside the property has ample off road parking and a private rear garden.

VIEWING

By arrangement through the Agents.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

3'7" x 2'7" (1.1m x 0.8m)

having central heating radiators and staircase to the first floor landing.

LOUNGE

14'9" x 12'5" (4.5m x 3.8m)

having central heating radiator, feature open fireplace with fire, original wood flooring, understairs storage and upvc double glazed bay window to front.







KITCHEN

15'5" x 9'2" (4.7m x 2.8m)

having range of country style units including base units, drawers and wall cupboards, butchers block effect work surfaces and ceramic tiled splashbacks, inset single drainer sink with mixer tap, space for fridge freezer, fitted dishwasher, original wood flooring and central heating radiator. Open archway leading to Conservatory.



CONSERVATORY

11'9" x 9'10" (3.6m x 3m)

having laminated oak effect flooring, central heating radiator, polycarbonate roof, velux sky light and upvc double glazed French doors opening onto Garden.



GUEST CLOAKROOM/UTILITY SPACE

8'10" x 2'11" (2.7m x 0.9m)

having integrated low level w.c., vanity cabinets and wash hand basin, half tiled walls, space and plumbing for washing machine and tumble dryer.



FIRST FLOOR LANDING

7'6" x 2'11" (2.3m x 0.9m)

BEDROOM ONE

12'9" x 9'6" (3.9m x 2.9m)

having central heating radiator and upvc double glazed bay window to front.



BEDROOM TWO

11'1" x 9'6" (3.4m x 2.9m)

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



BEDROOM THREE/STUDY

5'6" x 5'2" (1.7m x 1.6m)

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



BATHROOM

7'6" x 5'6" (2.3m x 1.7m)

having roll top bath with chrome mixer tap and rain shower over, low level w.c., pedestal wash hand basin, heated towel rail, ceramic tiled splashbacks, ceramic tiled flooring and upvc double glazed window with obscure glass.



OUTSIDE

There is ample off road parking for several cars. A private gate leading to a fully enclosed rear garden with lawn, patio area, feature shrubs and fruit trees, well fenced boundaries. LARGE WORKSHOP/SHED with lighting, power sockets and veranda. Rear access to further parking for a car. Not overlooked from the rear.



REAR ELEVATION

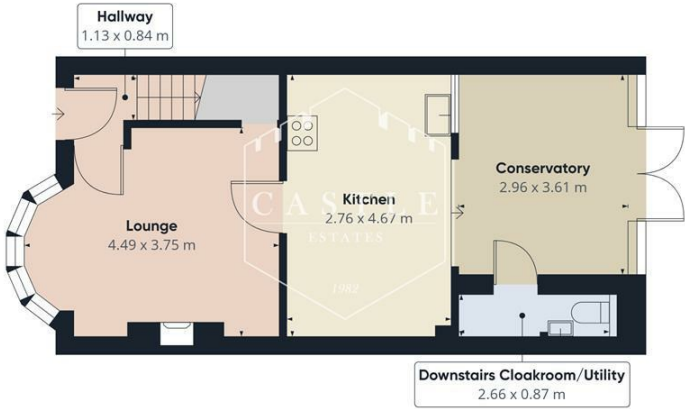
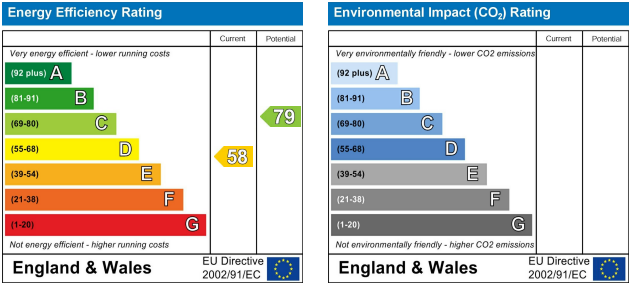
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

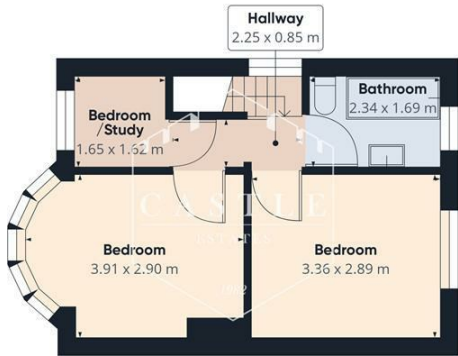
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

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
