

CASTLE ESTATES

1982

A WELL PRESENTED AND IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE GOOD SIZED REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**18 ATKINS WAY
BURBAGE LE10 2PH**
Offers Over £450,000

- Impressive Entrance Hall
- Superb Open Plan Living Kitchen
- Ground Floor Play Room/Study
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Attractive Lounge To Front
- Utility Room & Separate W.C.
- Master Bedroom With Ensuite
- Contemporary Family Bathroom
- Private Well Tended Lawned Gardens



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Atkins Way, Burbage, this splendid detached house offers a wealth of attractive and quality fixtures and fittings. Viewing is essential.

The accommodation boasts an impressive hall, attractive lounge to front, superb open plan living kitchen with bi-fold doors opening onto the private rear garden, utility room with separate w.c. and a useful playroom/study. To the first floor there is a master bedroom with ensuite, three further double bedrooms and a contemporary family bathroom. Outside there is ample off road parking, garage and lawned gardens.

Set in a desirable location, this house is surrounded by local amenities, schools, and parks, making it an excellent choice for families and professionals alike. Those wishing to commute will find easy access to the A47, A5 and M69 junctions.

Don't miss the opportunity to make this delightful house your new home.

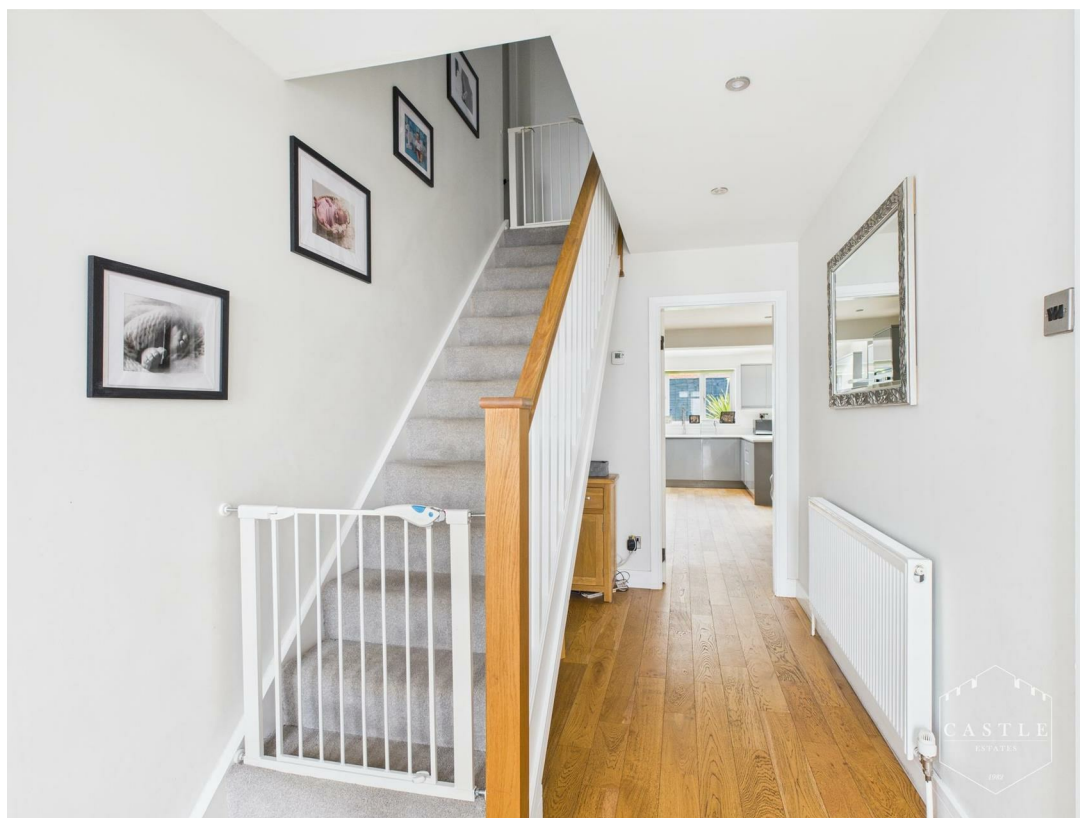
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

15'4" x 6'7" (4.69m x 2.01m)

having composite double glazed front door and side windows with obscure glass, inset LED lighting, central heating radiator and wood effect flooring. Feature staircase to First Floor Landing.



LOUNGE

13'8" x 12'5" (4.18m x 3.79m)

having feature marble fireplace with inset fire, tv aerial point, central heating radiator, panelled wall and upvc double glazed window to front.



LIVING KITCHEN

20'11" x 19'2" (6.39m x 5.86m)

having an attractive range of contemporary gloss fitted units including base units, drawers and wall cupboards with under lighting, contrasting Quartz work surfaces and upstand, inset sink with mixer tap, built in double oven with stainless steel splashback and gas hob with extractor hood over, space for American style fridge freezer, wood effect flooring, inset LED lighting, tv aerial point, sky light, two central heating radiators, upvc double glazed window to rear and bi-fold doors opening onto the Rear Garden. Door to Utility Room.







UTILITY ROOM

7'6" x 7'0" (2.31m x 2.14m)

having fly over work surface with space and plumbing beneath for washing machine and tumble dryer, sink unit, wood effect flooring, upvc double glazed windows and door opening onto Rear Garden.

GUEST CLOAKROOM

having low level w.c. and upvc double glazed window with obscure glass.

PLAYROOM/STUDY

8'3" x 6'6" (2.53m x 1.99m)

having built in storage cupboard.



FIRST FLOOR LANDING

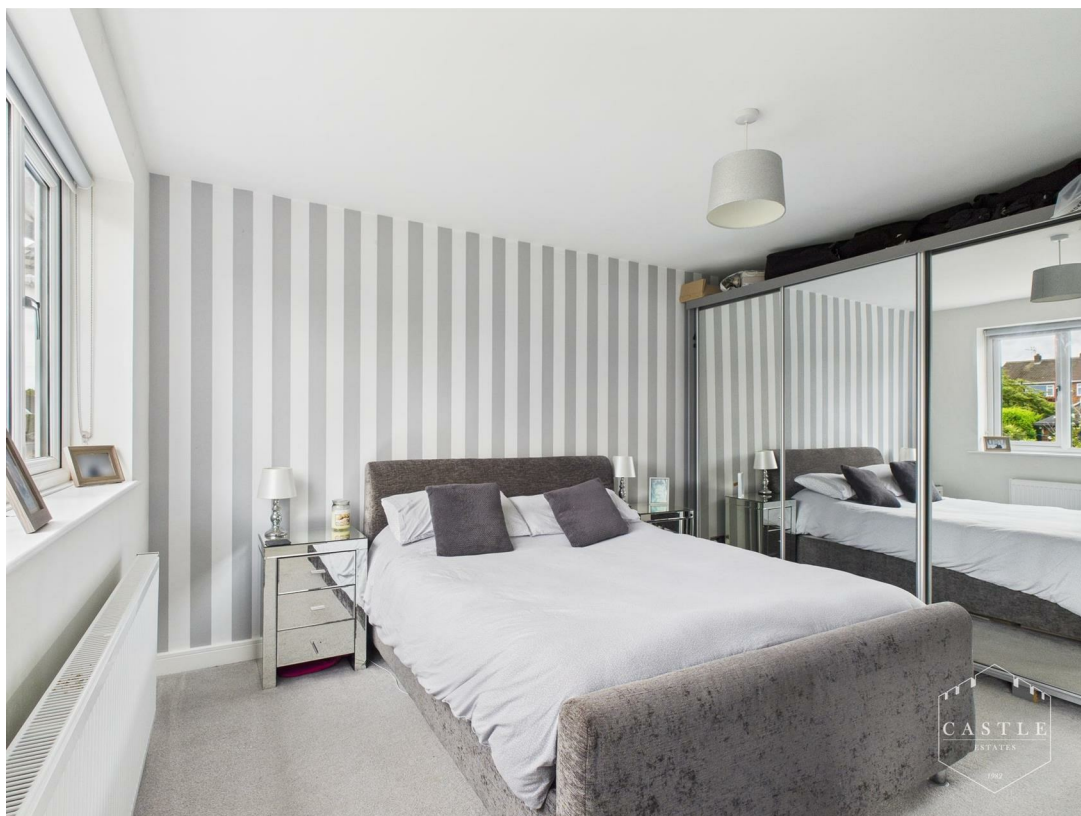
10'10" x 7'11" (3.31m x 2.42m)



MASTER BEDROOM

13'2" x 11'10" (4.02m x 3.63m)

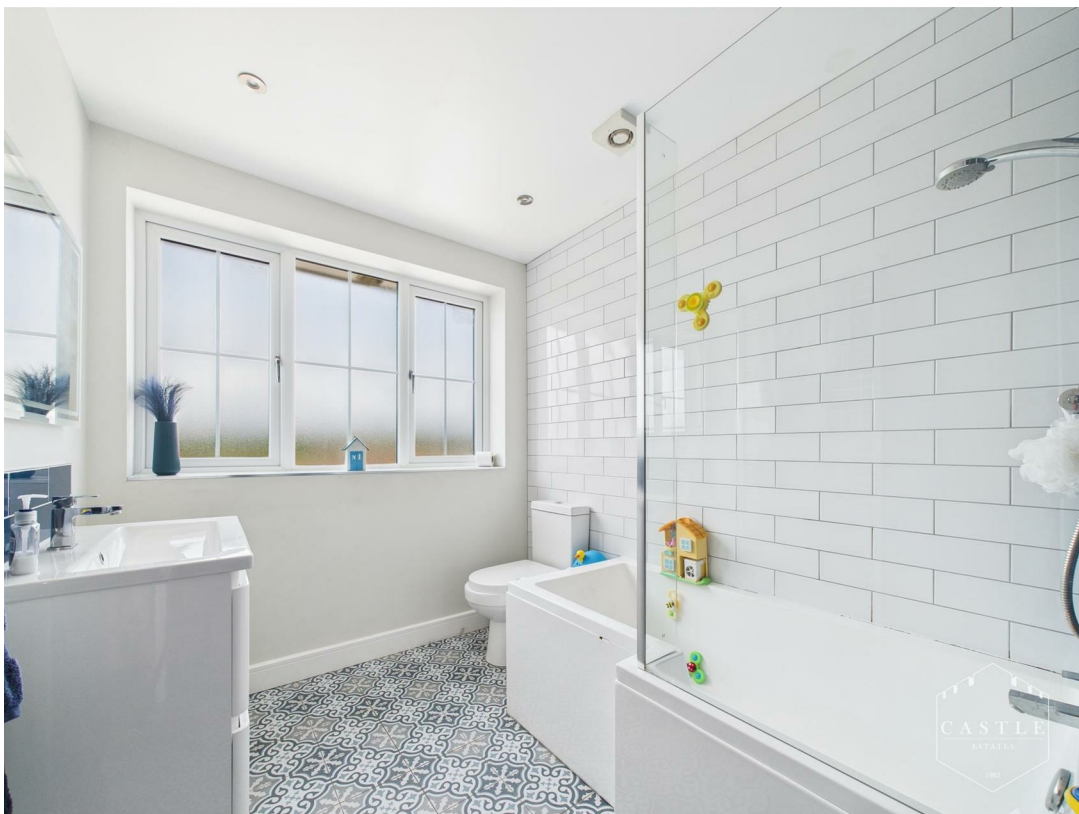
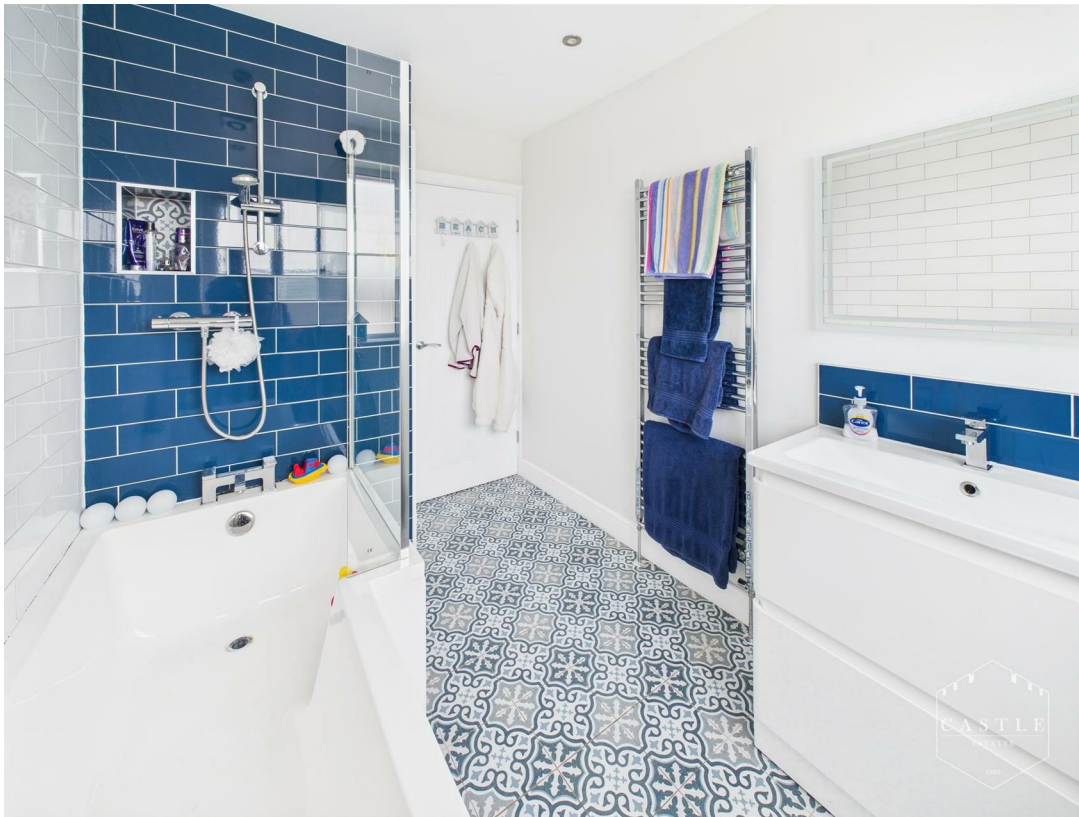
having central heating radiator, tv aerial point and upvc double glazed window to rear.



ENSUITE

7'11" x 7'3" (2.43m x 2.21m)

having panelled bath with shower over and glass screen, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, inset LED lighting, extractor fan, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.



BEDROOM TWO

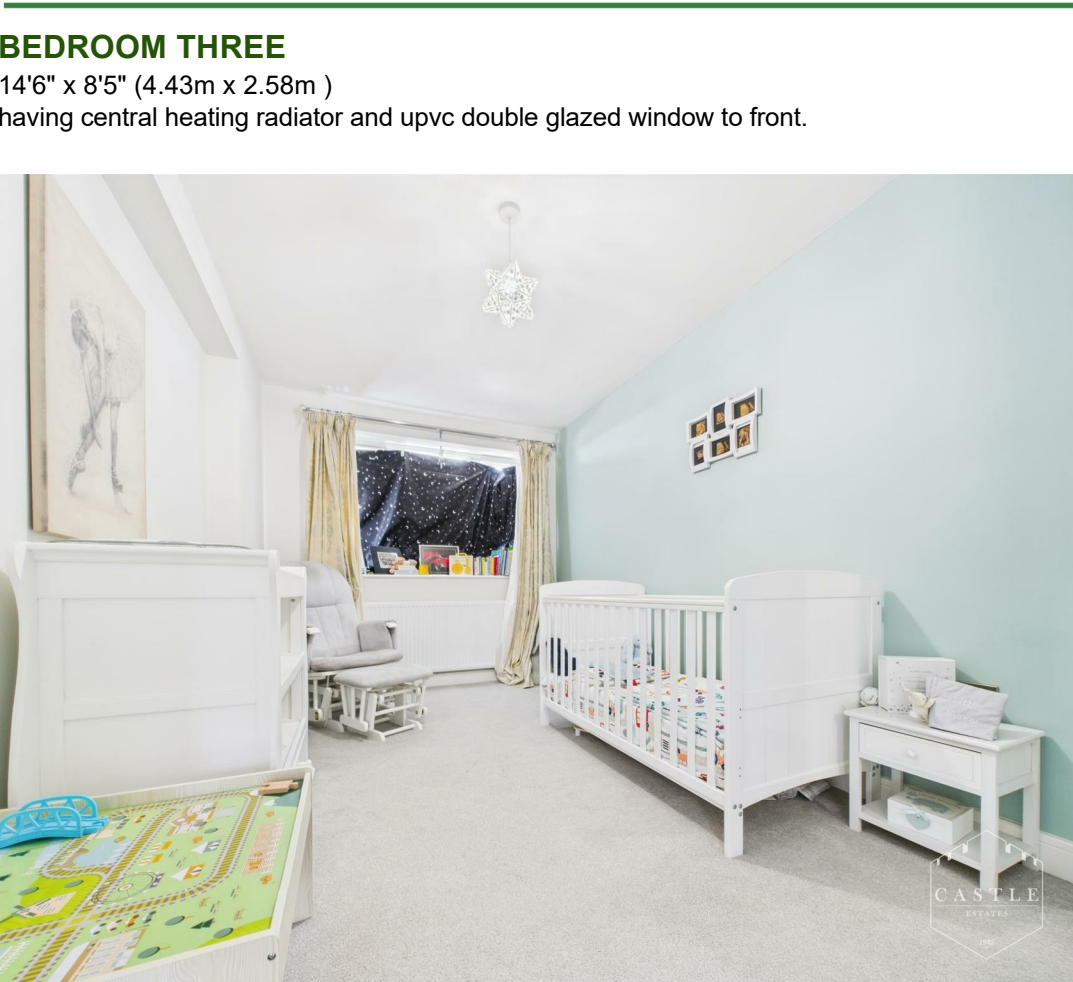
12'4" x 12'0" (3.76m x 3.66m)

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



14'6" x 8'5" (4.43m x 2.58m)

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



BEDROOM FOUR

11'4" x 8'5" (3.46m x 2.58m)

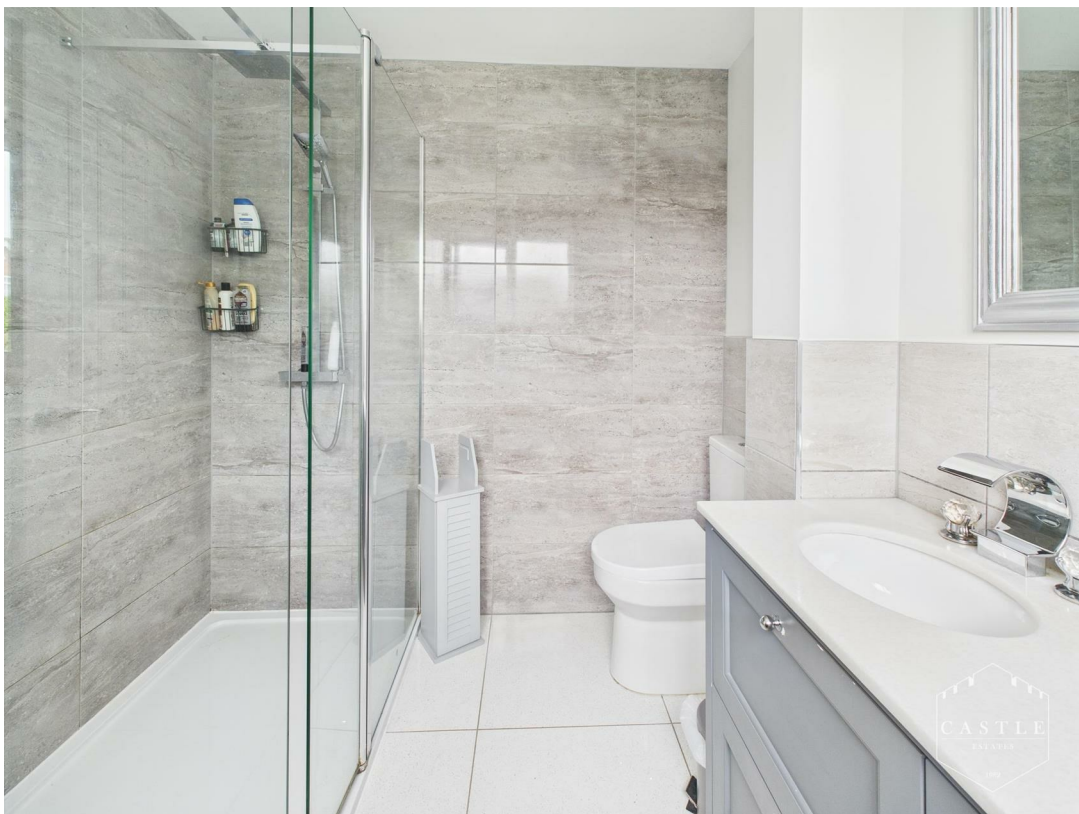
having central heating radiator and upvc double glazed window to rear.



BATHROOM

8'0" x 6'9" (2.46m x 2.07m)

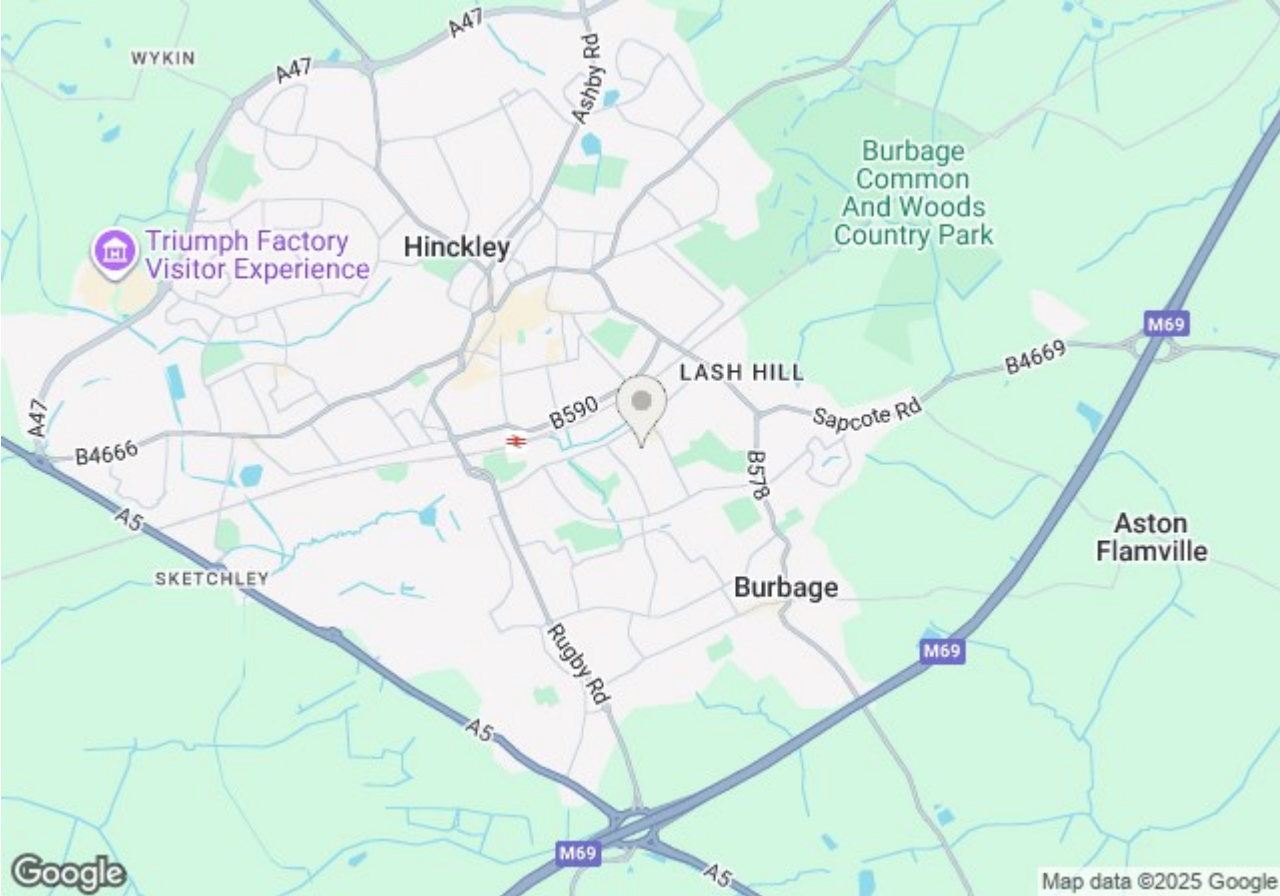
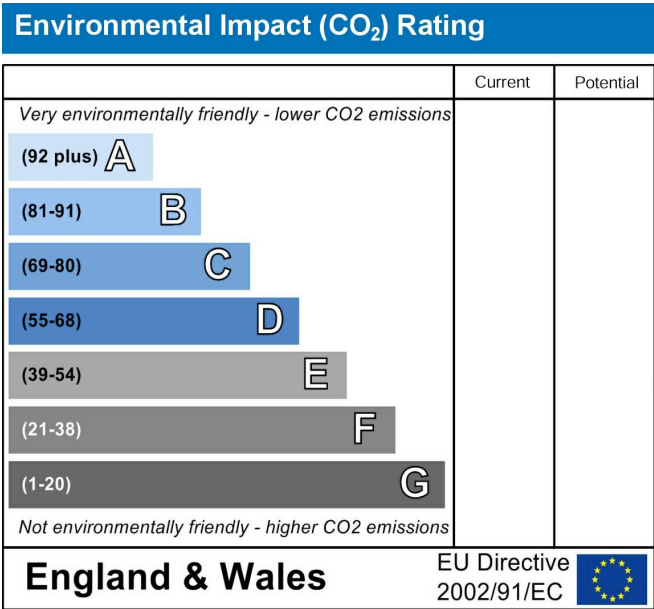
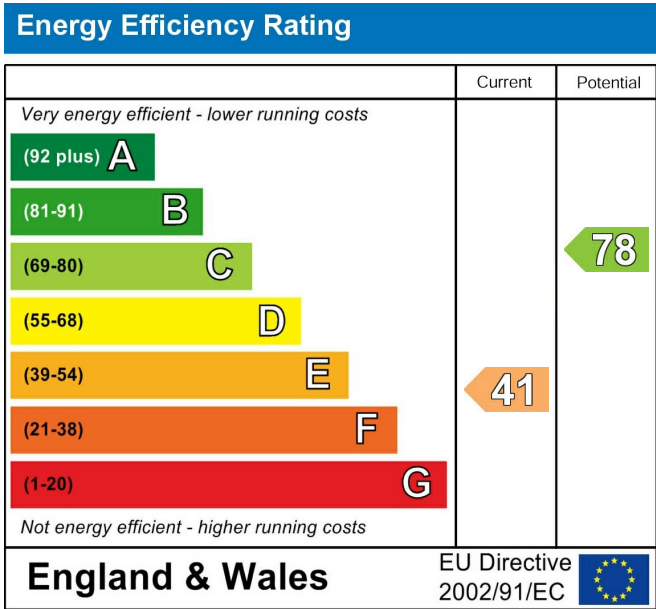
having shower cubicle with rain shower over, vanity unit with 'his and hers' wash hand basin, low level w.c., chromed heated towel rail, ceramic tiled splashbacks, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to front.

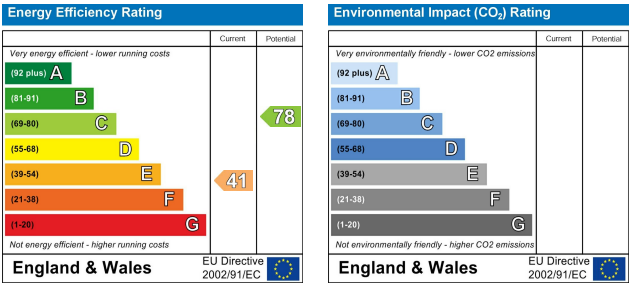


OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to GARAGE (2.35m x 2.27m) A fully enclosed rear garden with patio area, steps up to lawn, well fenced boundaries.







Approximate total area⁽¹⁾
144.2 m²
Reduced headroom
1.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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
