

# CASTLE ESTATES

1982

**A WELL PRESENTED AND MAINTAINED TWO BEDROOMED DETACHED BUNGALOW STANDING ON A GOOD SIZED PLOT SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION**



## **10 AZALEA CLOSE BURBAGE LE10 2SQ**

**Offers In The Region Of £290,000**

- Entrance Hall
- Spacious Lounge
- Two Good Sized Bedrooms
- Ample Off Road Parking, Carport & Garage
- VIEWING ESSENTIAL
- Well Fitted Kitchen
- Upvc Double Glazed Sun Room
- Shower Room
- Well Tended Lawned Gardens
- NO CHAIN



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**\*\* NO CHAIN \*\*** Azalea Close, Burbage, this charming detached bungalow offers a wealth of attractive and quality fixtures and fittings. Viewing is essential.

With two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The inviting living areas are perfect for hosting friends or enjoying quiet evenings at home. The bungalow features two spacious bedrooms and well-appointed shower room.

Outside the property enjoys ample off road parking, carport and garage and a private lovely rear garden.

It is situated in a popular residential location, close to local shops, schools and amenities. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

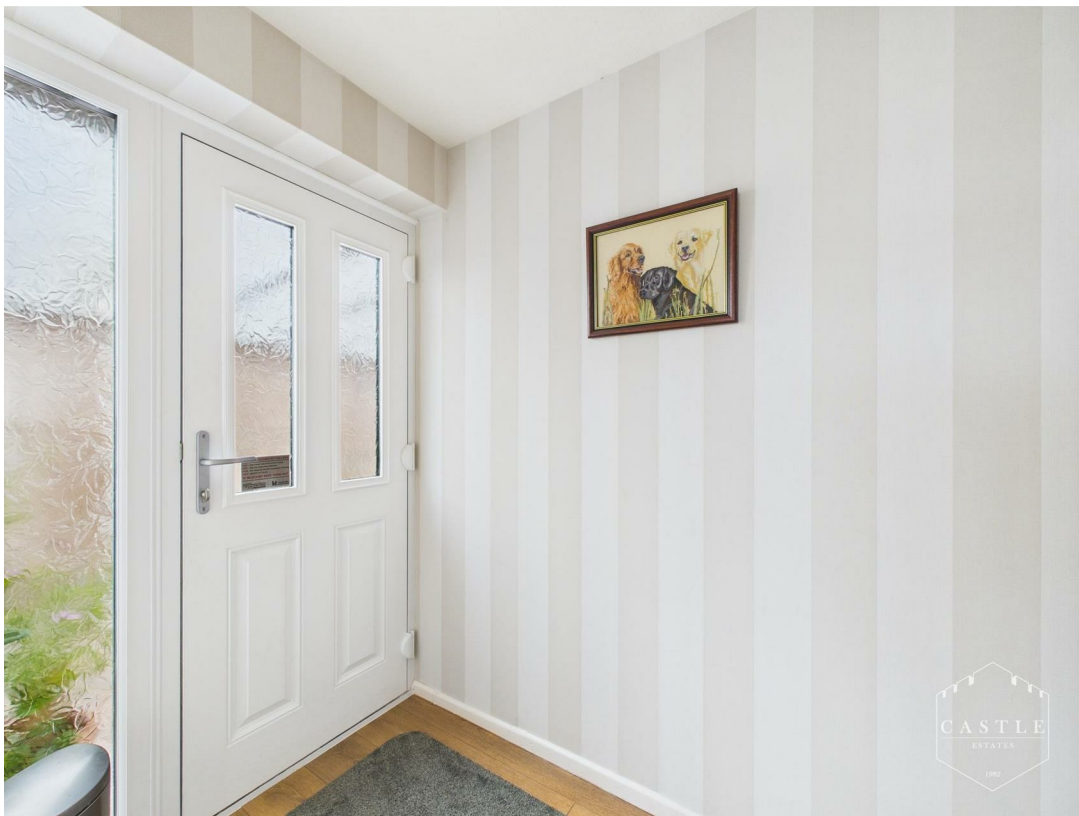
### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

9'6" x 4'5" (2.90m x 1.37m )

having composite entrance door, upvc double glazed side window, wood effect flooring, inset LED lighting and central heating radiator.



## KITCHEN

10'0" x 7'11" (3.06m x 2.42m )

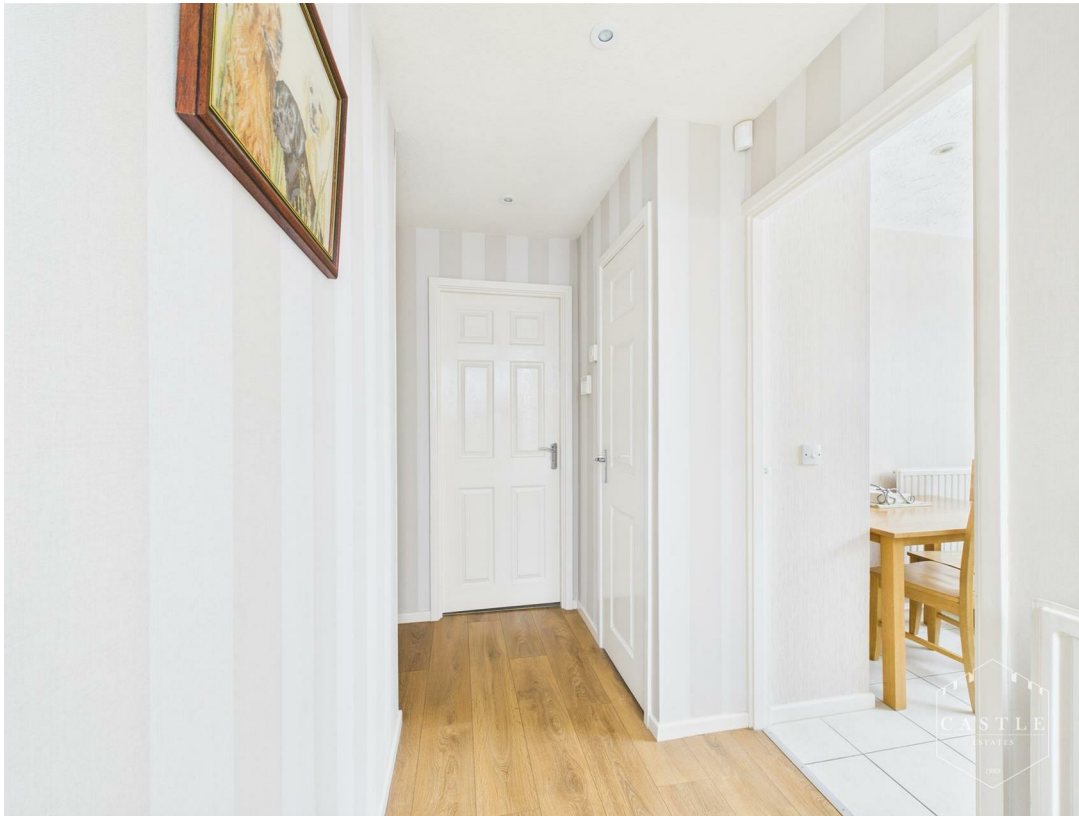
having an attractive range of fitted units including base units, drawers and wall cupboards, work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, built in oven, gas hob with cooker hood over, space and plumbing for washing machine, space for upright fridge freezer, central heating radiator, inset LED lighting and upvc double glazed window to rear.



## INNER HALL

5'11" x 2'11" (1.82m x 0.90m )

having access to the roof space, built in storage cupboard and wood effect flooring.



## LOUNGE

16'7" x 10'4" (5.06m x 3.15m )

having feature fireplace with inset fire, wooden surround, marble back and hearth, tv aerial point, central heating radiator, coved ceiling and upvc double glazed sliding doors opening onto Sun Room.



## SUN ROOM

11'2" x 7'3" (3.41m x 2.23m )

having central heating radiator, polycarbonate roof, upvc double glazed windows and upvc double glazed French doors opening onto garden.



## BEDROOM ONE

13'10" x 8'10" (4.23m x 2.70m )

having upvc double glazed bow window overlooking the front garden, central heating radiator and coved ceiling.



## BEDROOM TWO

10'0" x 9'5" (3.07m x 2.88m )

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



## SHOWER ROOM

6'2" x 5'7" (1.90m x 1.72m )

having modern suite including corner shower cubicle with chrome shower, vanity unit with wash hand basin, integrated low level w.c., ceramic tiled splashbacks, inset LED lighting, chrome heated towel rail and upvc double glazed window with obscure glass.

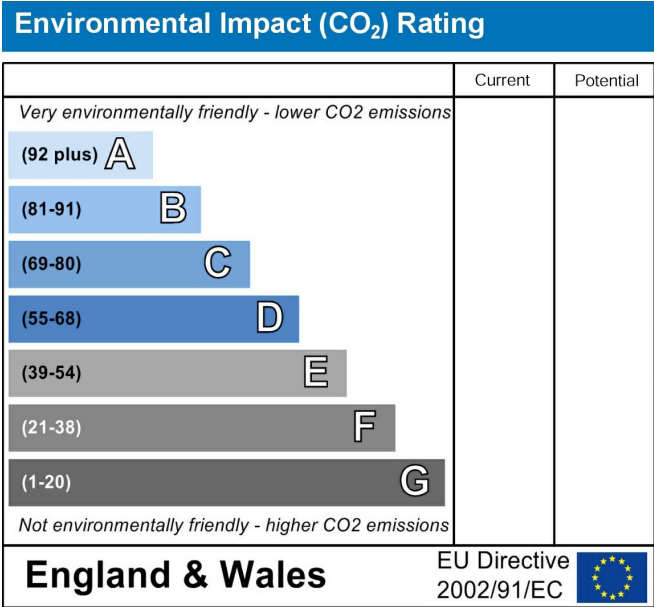
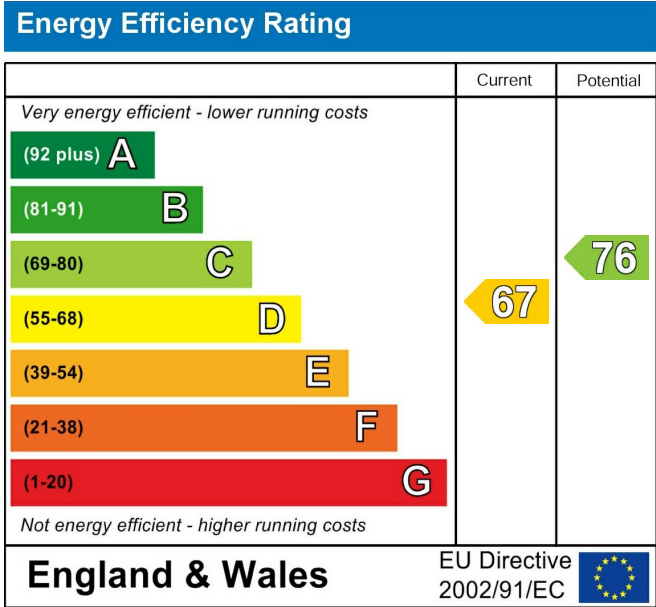


## OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for numerous cars leading to CARPORT and GARAGE with up and over door, power, light and side personal door to garden. A pebbled foregarden with mature shrubs. A fully enclosed rear garden with patio area, lawn, mature flower and shrub borders, greenhouse and well fenced boundaries.







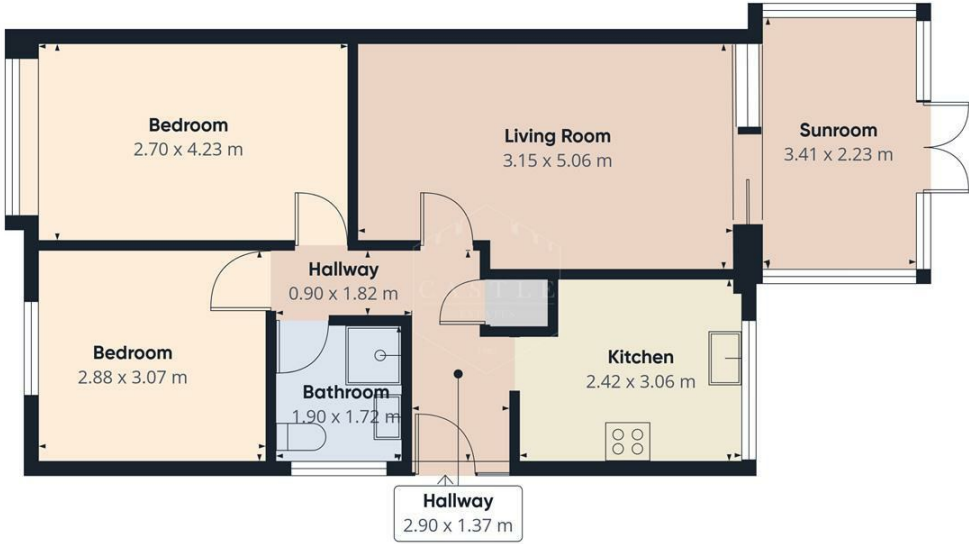
| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|--|-----------------------------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |
| (92 plus) A                                 |  |  | (92 plus) A                                                     |  |  |
| (81-91) B                                   |  |  | (81-91) B                                                       |  |  |
| (69-80) C                                   |  |  | (69-80) C                                                       |  |  |
| (55-68) D                                   |  |  | (55-68) D                                                       |  |  |
| (39-54) E                                   |  |  | (39-54) E                                                       |  |  |
| (21-38) F                                   |  |  | (21-38) F                                                       |  |  |
| (1-20) G                                    |  |  | (1-20) G                                                        |  |  |
| Not energy efficient - higher running costs |  |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC                                         |  |  |

Current

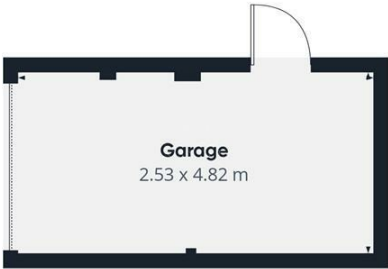
Potential

67

76



Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
73.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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