

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND WELL APPOINTED FOUR BEDROOMED
DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER AND
CONVENIENT BURBAGE LOCATION**



**42A BRITANNIA ROAD
BURBAGE LE10 2HF**

Offers In Excess Of £600,000

- Impressive Hall With Guest Cloakroom
- Spacious Lounge
- Contemporary Fitted Kitchen & Utility Room
- Two Ensuite Facilities & Further Family Bathroom
- Well Tended Gardens Front & Rear
- Ground Floor Study
- Separate Dining Room
- Four Spacious Bedrooms
- Ample Off Road Parking & Double Garage
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



Situated on the charming Britannia Road in Burbage, this splendid detached house offers a perfect blend of comfort and elegance.

The house boasts impressive hall with guest cloakroom off, three well-appointed reception rooms, providing versatile spaces for relaxation, entertainment, or family gatherings. Whether you prefer a cosy evening in the lounge, a formal dining experience, or a lively family room, this home caters to all your needs. To the first floor are four spacious bedrooms off which there are two ensembles and a further family bathroom. Outside the property provides ample parking, double garage and well tended gardens front and rear. Viewing is essential.

Set in a desirable location, this home is conveniently situated near local amenities, transport links, schools, and parks, making it an excellent choice for families and professionals alike.

In summary, this detached house on Britannia Road is a remarkable opportunity for anyone seeking a spacious and comfortable family home in Burbage. With its generous living spaces and prime location, it is sure to impress. Do not miss the chance to make this delightful property your own.

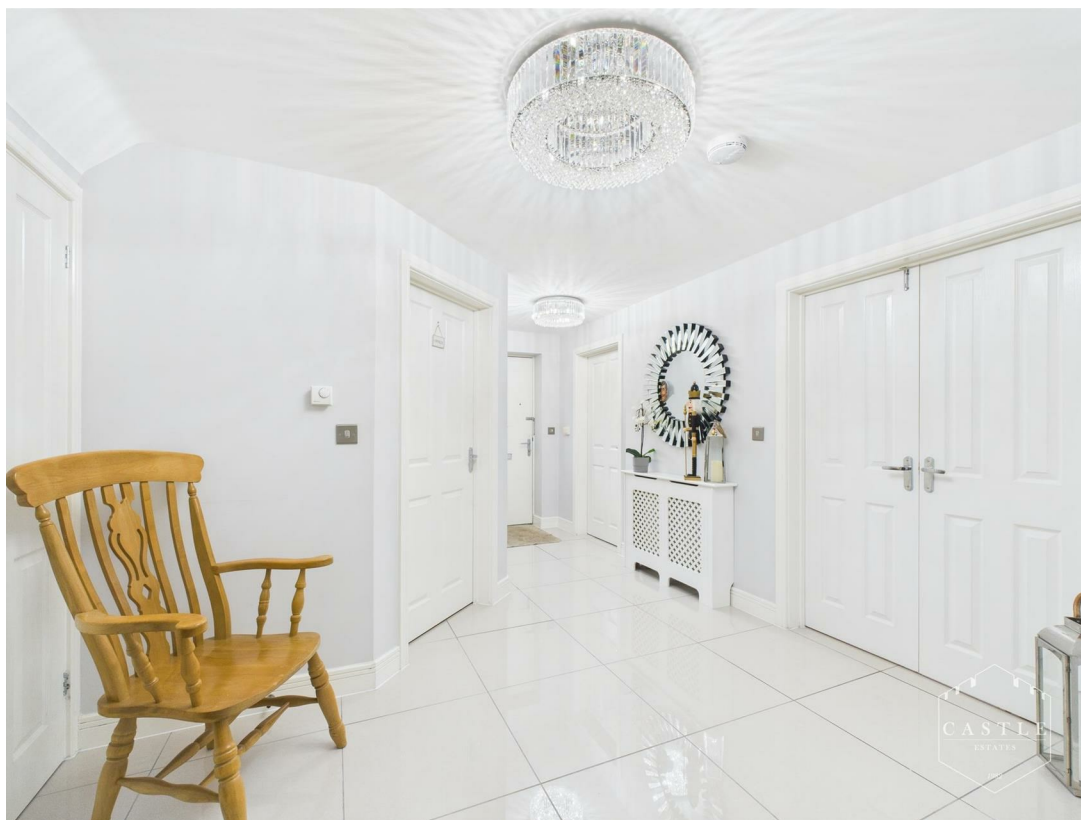
COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band (Freehold)

ENTRANCE HALL

15'0" x 4'4" (4.59m x 1.34m)

having composite front door, marble effect flooring, central heating radiator and built in storage cupboard. Feature 'dog leg' staircase to First Floor Landing.



GUEST CLOAKROOM

6'4" x 3'5" (1.94m x 1.06m)

having low level w.c., wash hand basin, marble effect flooring, central heating radiator, electric consumer unit and extractor fan.



STUDY

11'9" x 8'10" (3.59m x 2.70m)

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



LOUNGE

16'11" x 16'6" (5.18m x 5.03m)

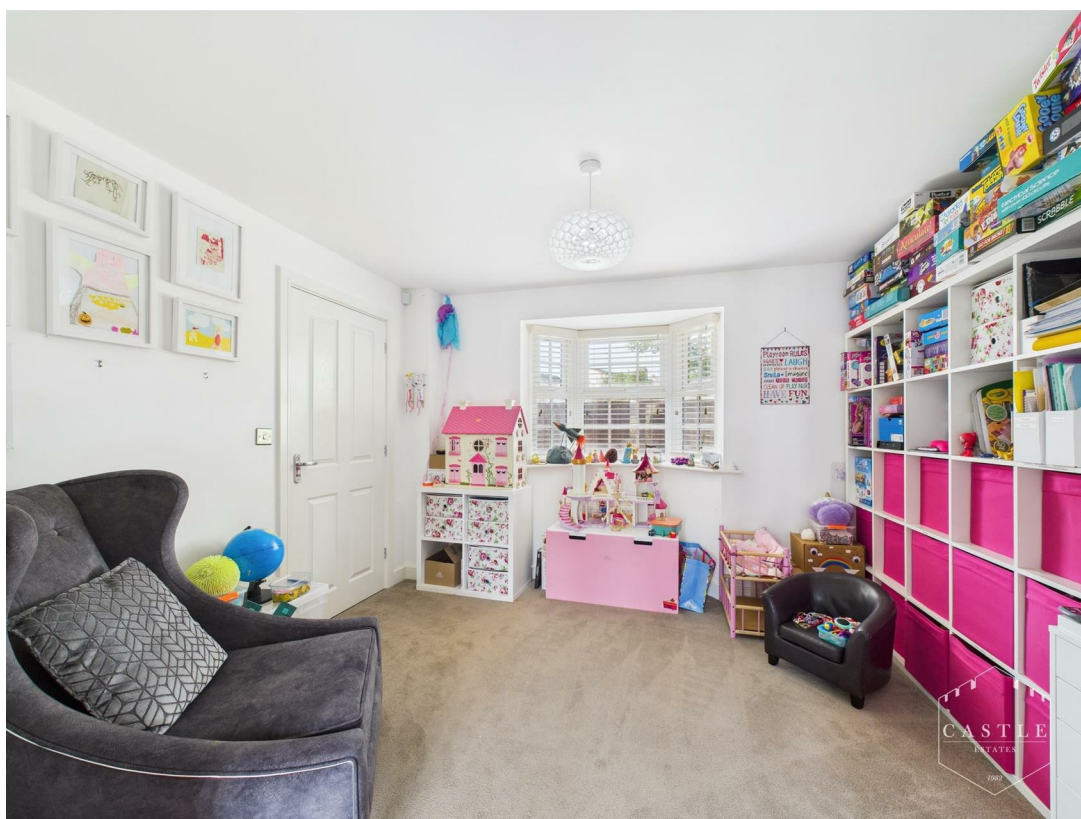
having central heating radiator, tv aerial point, three upvc double glazed windows and French doors opening onto rear garden.



DINING ROOM

11'8" x 9'7" (3.57m x 2.93m)

having upvc double glazed bay window and central heating radiator.



BREAKFAST KITCHEN

19'10" x 12'4" (6.05m x 3.77m)

having an excellent range of contemporary gloss units including ample base units, drawers and wall cupboards, butchers block effect work surfaces and upstands, inset sink with mixer tap, built in double oven, gas hob with stainless steel splashback and cooker hood over, integrated fridge freezer, integrated dishwasher, central heating radiator, marble effect flooring, upvc double glazed window and French doors opening onto rear garden.





UTILITY ROOM

8'1" x 6'11" (2.47m x 2.12m)

having range of matching units and work surfaces, inset sink with mixer tap, space and plumbing for washing machine, wall mounted gas fired boiler for central heating and domestic hot water, marble effect flooring, central heating radiator and upvc double glazed window.



FIRST FLOOR LANDING

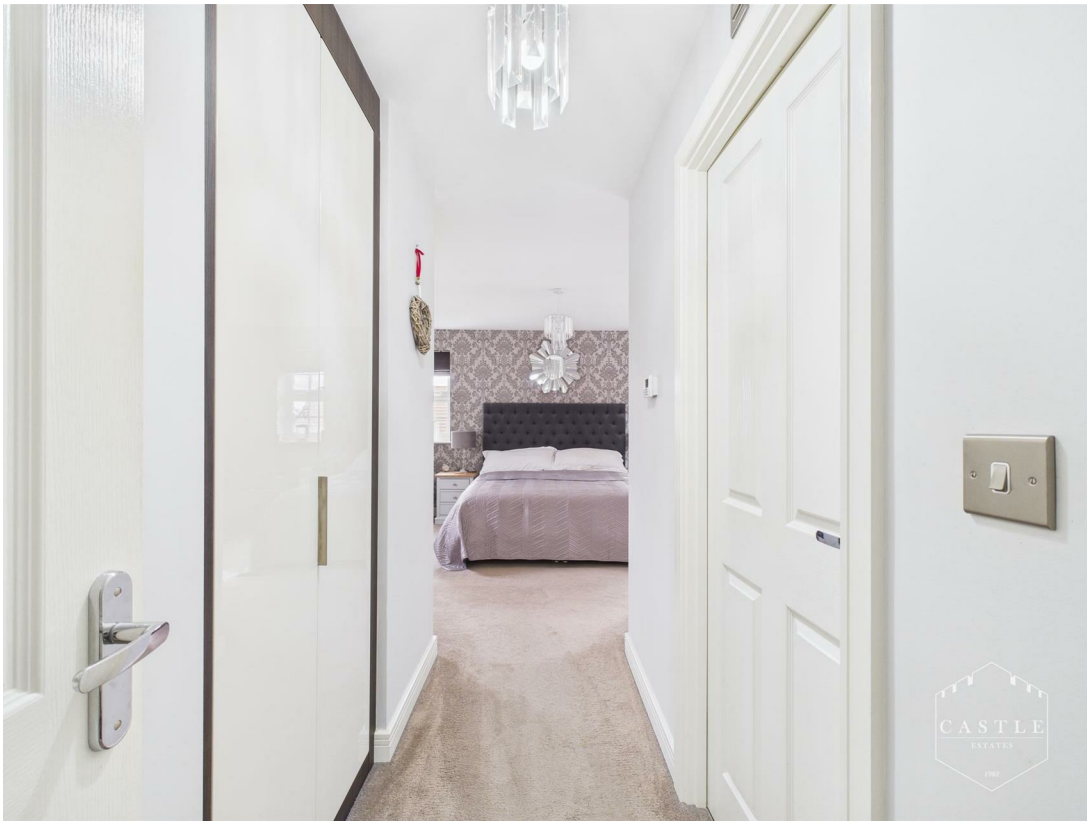
having spindle balustrading, access to the roof space and central heating radiator.

MASTER BEDROOM

16'6" x 12'0" (5.03m x 3.68m)

having range of built in wardrobes, two central heating radiators and four upvc double glazed windows.





ENSUITE BATHROOM

8'7" x 7'0" (2.64m x 2.14m)

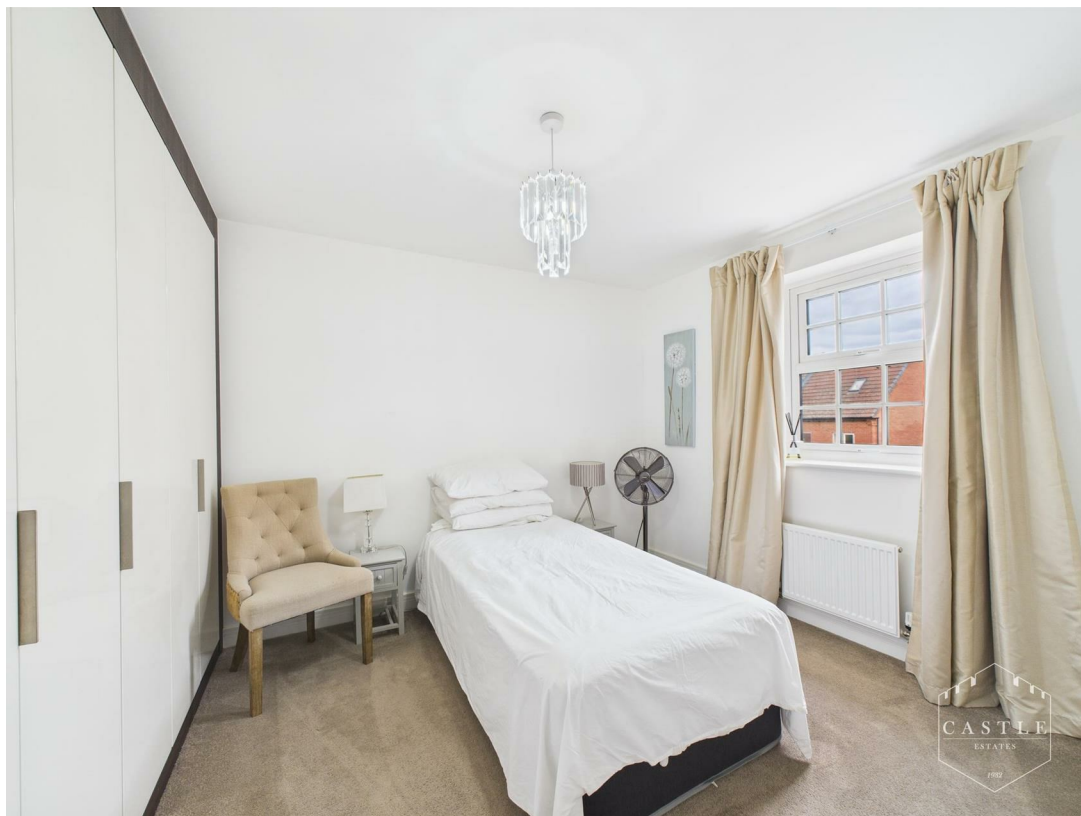
having modern white suite including panelled bath, pedestal wash hand basin, low level w.c., separate shower cubicle, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



BEDROOM TWO

9'9" x 9'7" (2.99m x 2.93m)

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window.



ENSUITE SHOWER ROOM

having modern white suite including shower cubicle with chrome shower over, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks and central heating radiator.



BEDROOM THREE

11'0" x 10'3" (3.36m x 3.13m)

having central heating radiator and upvc double glazed window.



BEDROOM FOUR

9'8" x 9'0" (2.96m x 2.75m)

having central heating radiator and upvc double glazed window.



FAMILY BATHROOM

9'0" x 7'6" (2.76m x 2.29m)

having modern white suite including panelled bath, separate shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator, extractor fan, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a tarmac driveway with ample off road parking leading to DOUBLE GARAGE (5.39m x 5.24m) with up and over doors, power, light and personal door to garden. A lawned foregarden with feature shrubs. Pedestrian access to a fully enclosed rear garden with patio area, lawn and well 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		
England & Wales	EU Directive 2002/91/EC	

91

92

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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Approximate total area⁽¹⁾
198.2 m²

(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.

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
