

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH AMPLE OFF ROAD PARKING, GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**14 DARLEY ROAD
BURBAGE LE10 2RL**

Offers In The Region Of £275,000

- Entrance Hall
- Well Fitted Kitchen
- Family Bathroom
- Detached Garage
- Popular Residential Location
- Spacious Lounge To Front
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Well Tended Lawned Garden
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** A spacious semi detached family residence is situated in a sought after Burbage 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.

The accommodation enjoys good sized entrance hall, attractive lounge to front and a spacious dining kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is ample car parking for several cars leading to a detached garage and a well tended rear garden.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

10'6" x 6'2" (3.21m x 1.89m)

having upvc double glazed front door with leaded light window, leaded light side and above windows, wood effect flooring and central heating radiator. Staircase to the First Floor Landing with useful storage cupboard beneath.



LOUNGE

17'4" x 11'2" (5.29m x 3.42m)

having two upvc double glazed windows to front, feature fireplace with inset fire, marble back and hearth, tv aerial point, central heating radiator, coved ceiling, wall light points and wood effect flooring.





DINING KITCHEN

17'4" x 8'11" (5.29m x 2.73m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker, space for fridge and freezer, space and plumbing for washing machine, built in gas fired boiler for central heating and domestic hot water, tv aerial point, central heating radiator, wood effect flooring, upvc double glazed window to rear and sliding patio doors opening onto Garden.





FIRST FLOOR LANDING

having access to the roof space (double insulated and part boarded).

BEDROOM ONE

17'6" x 11'1" (5.35m x 3.38m)

having two upvc double glazed windows to front, central heating radiator and tv aerial point.



BEDROOM TWO

8'11" x 8'10" (2.72m x 2.71m)

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



BEDROOM THREE

8'10" x 8'2" (2.71m x 2.51m)

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



BATHROOM

6'4" x 5'8" (1.94m x 1.73m)

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



OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking leading to DETACHED GARAGE with window and personal door to garden. A lawned foregarden. A fully enclosed and generally private rear garden with patio area, stoned area, lawn, well fenced boundaries and conifer screening.



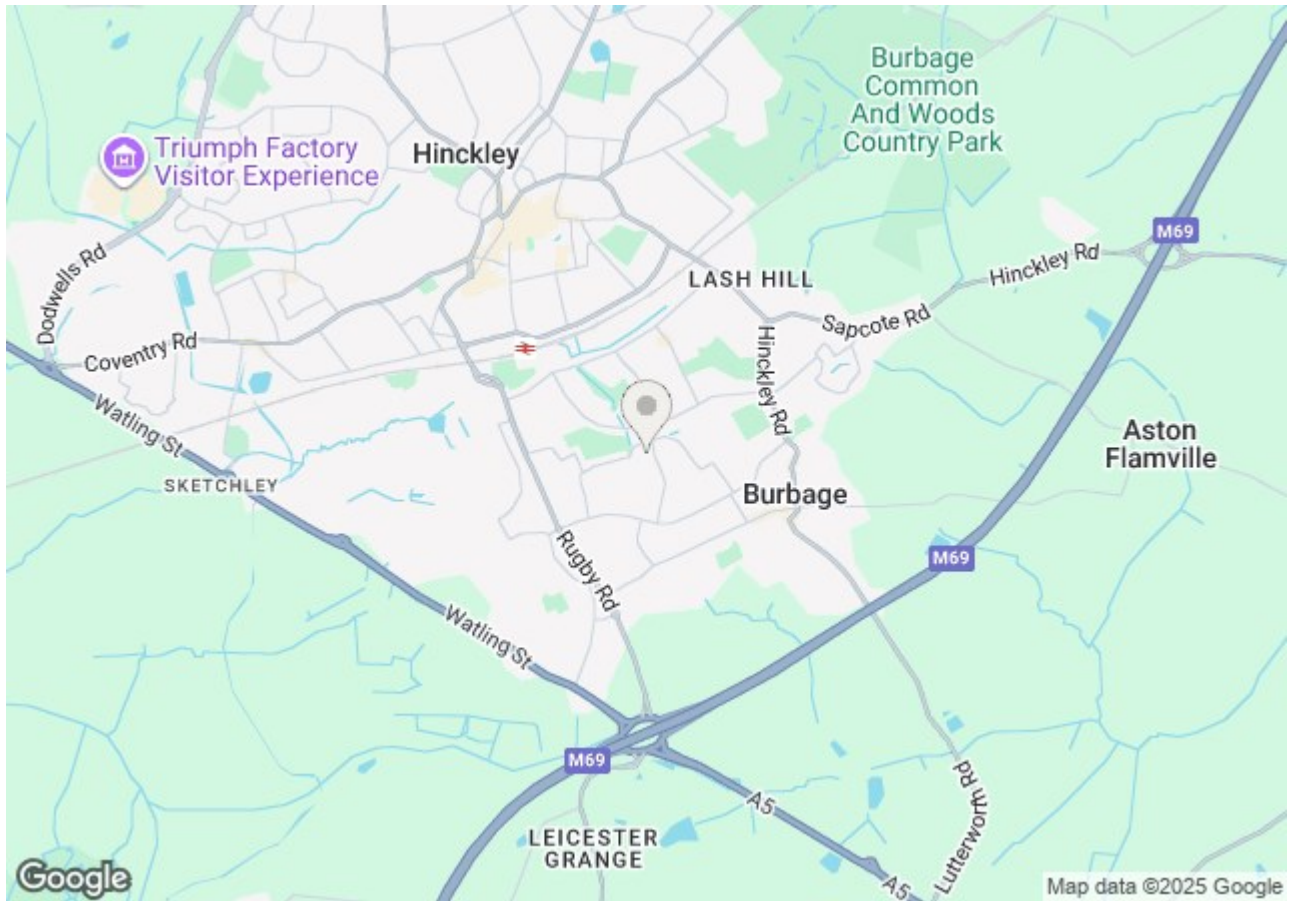


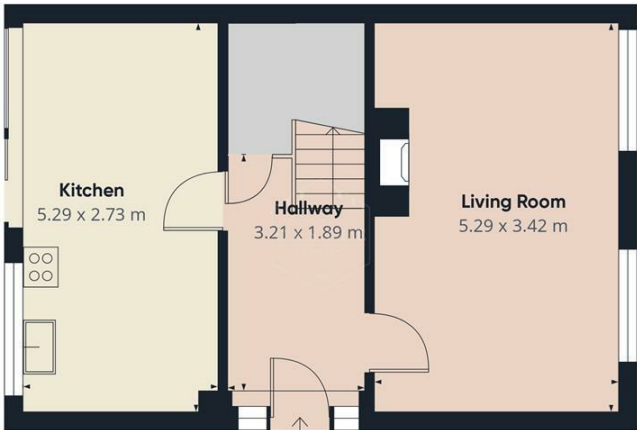
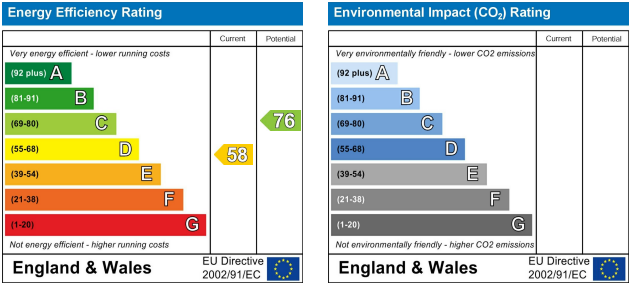
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(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	

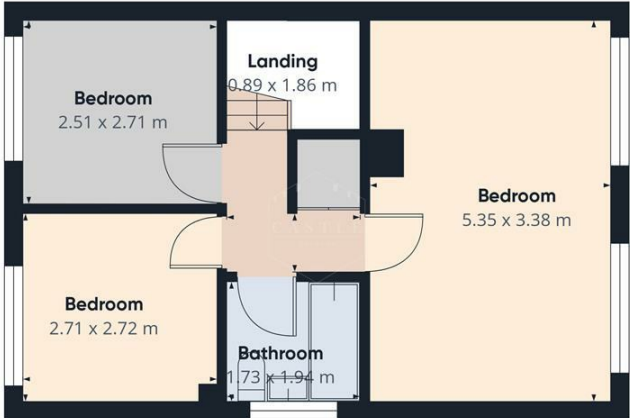
Environmental Impact (CO₂) Rating

	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

Approximate total area⁽¹⁾
82.9 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.

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
