

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED FULL OF CHARACTER COTTAGE STYLE PROPERTY SITUATED IN A SOUGHT AFTER CONSERVATION AREA OF CENTRAL BURBAGE



**42 CHURCH STREET
BURBAGE LE10 2DE**

£1,100 PCM

- Attractive Lounge With Feature Fireplace
- Beautifully Extended Contemporary Fitted Kitchen
- Separate Dining/Breakfast Room
- Guest Bedroom To First Floor
- Luxury Fitted First Floor Bathroom
- Second Floor Spacious Master Bedroom
- Well Tended & Private Patio Style Rear Garden
- Sought After Conservation Area



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****VIEWING ESSENTIAL AVAILABLE FROM NOVEMBER**** A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED FULL OF CHARACTER COTTAGE STYLE PROPERTY SITUATED IN A SOUGHT AFTER CONSERVATION AREA OF CENTRAL BURBAGE - SITTING ROOM. CONTEMPORARY FITTED KITCHEN. GARDEN/DINING ROOM. TWO BEDROOMS. FAMILY BATHROOM. PATIO STYLE REAR GARDEN.

VIEWING

By arrangement through the Agents.

DESCRIPTION

This beautifully presented, extended and much improved cottage style family residence situated in a most sought after central Burbage location within the heart of conservation area overlooking the War Memorial, ideally placed for local shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very good.

The accommodation boasts an attractive sitting room with feature fireplace, beautiful contemporary fitted kitchen leading through to a separate dining/breakfast room which opens onto a private patio style rear garden. There are two spacious bedrooms over two floors and a luxury family bathroom.

More specifically the well planned, gas fired centrally heated and double glazed accommodation comprises:

COUNCIL TAX

Hinckley and Bosworth Borough Council - Band C

CANOPY PORCH

leading to

SITTING ROOM

11'9" x 11'1" (3.6m x 3.4m)

having composite front door and window, solid pine flooring, feature fireplace recess with beam over, tv aerial point and central heating radiator.



INNER HALL

having useful under stairs storage.

KITCHEN

20'11" x 10'9" (6.4m x 3.3m)

having an attractive range of contemporary Shaker style units including base units, drawers and wall cupboards, matching butchers block work surfaces and wood panelled splashback feature, inset sink with mixer tap and rinsing bowl, built in double oven and grill, five ring gas hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine and tumble dryer, space for upright fridge freezer, inset LED lighting, original feature fireplace. central heating radiator, wood effect ceramic tiled flooring.



KITCHEN



KITCHEN



DINING/BREAKFAST ROOM

17'8" x 6'6" (5.4m x 2m)

having double glazed glass roof, wood effect ceramic tiled flooring, wall light points, central heating radiator and upvc double glazed French doors opening onto the rear patio garden.



DINING/BREAKFAST ROOM

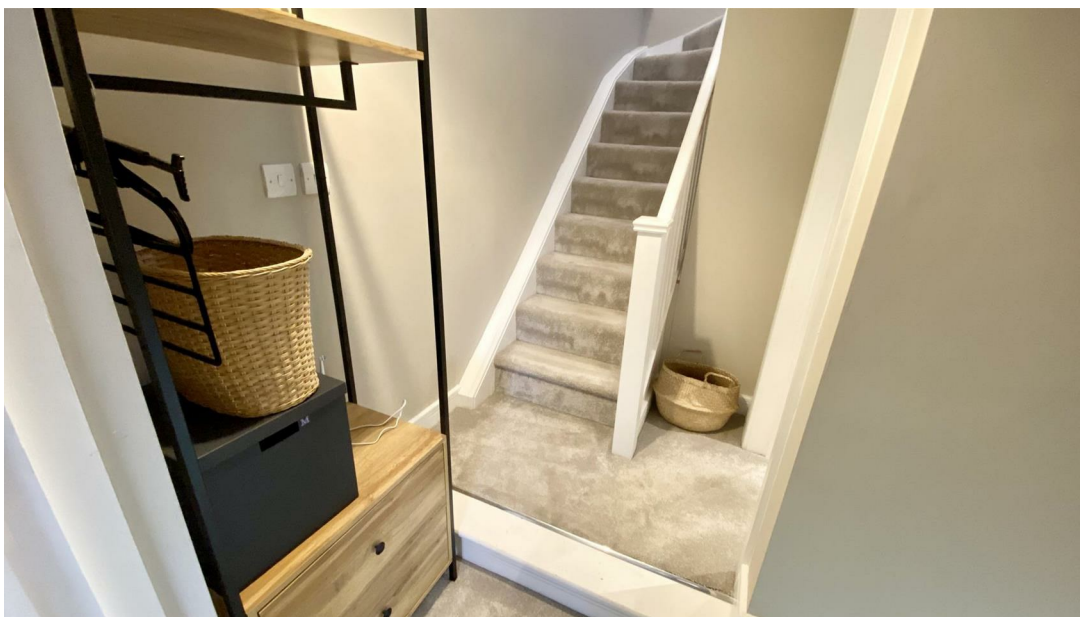


DINING/BREAKFAST ROOM



FIRST FLOOR LANDING

having spindle balustrading.



BEDROOM TWO

12'1" x 10'9" (3.7m x 3.3m)

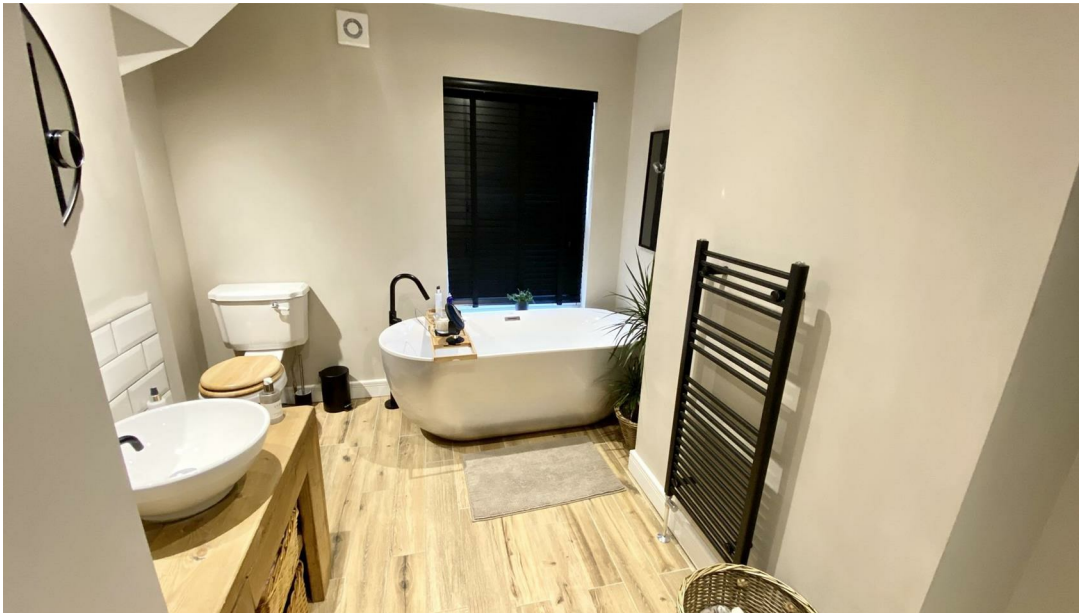
having central heating radiator and useful built in wardrobe.



FAMILY BATHROOM

11'5" x 7'6" (3.5m x 2.3m)

having white suite including double ended bath with separate hot and cold water stand, low level w.c., fully tiled shower cubicle with drencher shower over, vanity unit with wash hand basin, ladder style heated towel rail, inset LED lighting, extractor fan, ceramic wood effect flooring, built in gas fired combination boiler for central heating and domestic hot water.



FAMILY BATHROOM



SECOND FLOOR

having feature staircase.

BEDROOM ONE

19'8" x 9'6" (6m x 2.9m)

having built in eaves storage, central heating radiator, contemporary fitted double and single wardrobes.



BEDROOM ONE



OUTSIDE

A forecourt front garden. Pedestrian access to the rear patio garden with paved area, feature brick walling and seating area and planting areas. HOBBIES/STORE ROOM (2.1m x 1.8m)



OUTSIDE



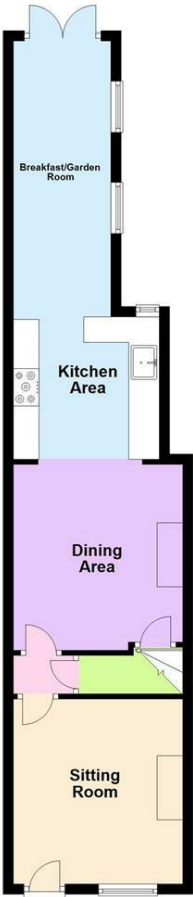
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

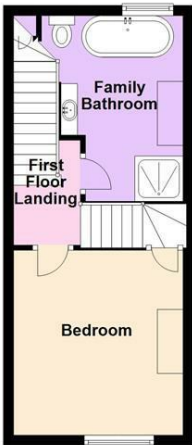


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	Current	Potential		Current	Potential
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		85			
		73			

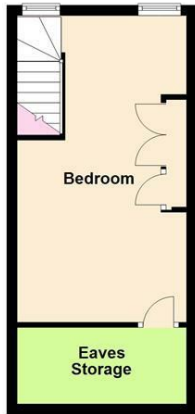
Ground Floor
Approx. 45.7 sq. metres (491.6 sq. feet)



First Floor
Approx. 27.1 sq. metres (291.8 sq. feet)



Second Floor
Approx. 25.1 sq. metres (270.2 sq. feet)



Total area: approx. 97.9 sq. metres (1053.6 sq. feet)

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
