

CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOMED SEMI DETACHED BUNGALOW STANDING
ON A GOOD SIZED PLOT WITH AMPLE PARKING AND DETACHED GARAGE
SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**19 HILLSIDE ROAD
BURBAGE LE10 2LX**

No Onward Chain £300,000

- Entrance Hall
- Sun Room
- Rear Lobby/Utility
- Shower Room
- Attractive Lounge To Rear
- Well Fitted Kitchen
- Two Good Sized Bedrooms
- Ample Off Road Parking & Detached Garage
- Sought After Residential Location
- Sizeable Gardens Front & Rear



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



Nestled on the charming Hillside Road in Burbage, Hinckley, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Situated in a desirable location, this bungalow benefits from the tranquillity of suburban living while remaining close to local amenities. Burbage offers a range of shops, schools, and parks, making it an excellent choice for families and individuals alike. The surrounding area is known for its friendly community and picturesque surroundings, providing a lovely backdrop for your new home.

In summary, this two-bedroom semi-detached bungalow on Hillside Road is a wonderful opportunity for those seeking a comfortable and convenient living space in a sought-after area. With its charming features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your own.

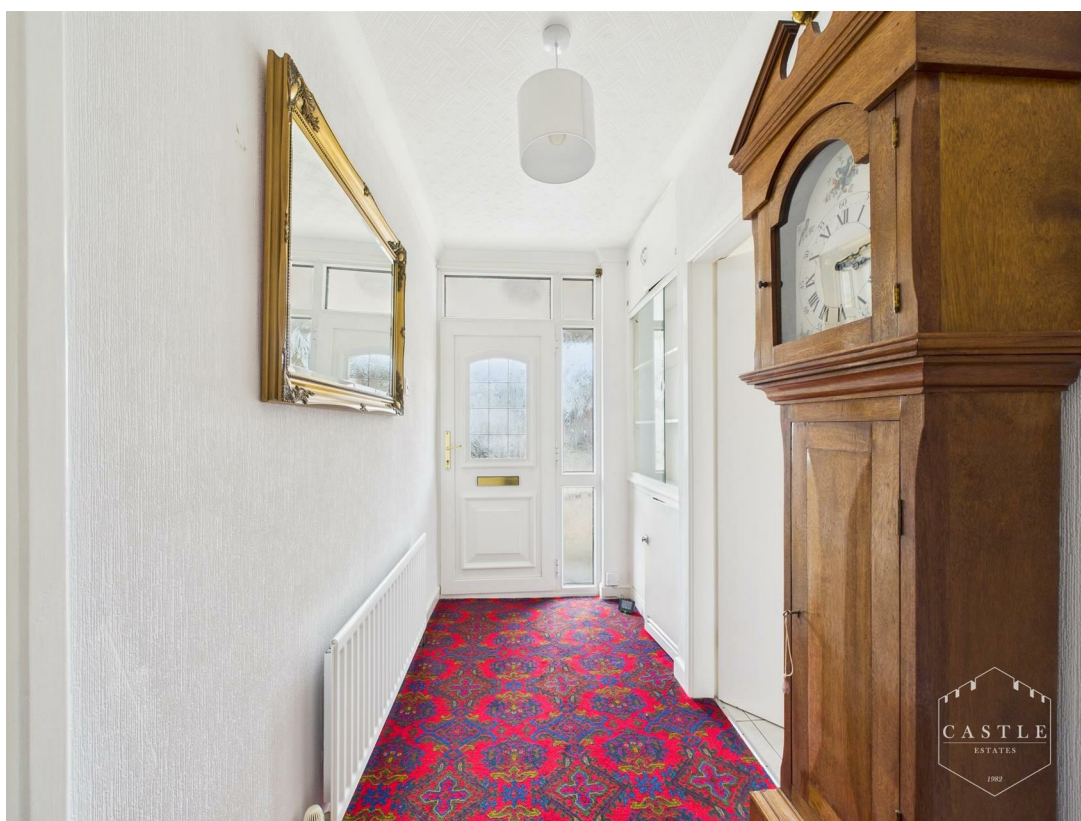
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

11'10" x 4'4" (3.61m x 1.33m)

having upvc double glazed front door with leaded lights and obscure glass, built in storage cupboard with glass front display cabinet, central heating radiator, coved ceiling and access to the roof space.





LOUNGE

15'10" x 13'10" (4.84m x 4.23m)

having feature fireplace with oak beam over and tiled hearth, central heating radiator, tv aerial point, plate rack, coved ceiling and upvc double glazed sliding doors opening onto Sun Room.





SUN ROOM

11'11" x 7'0" (3.64m x 2.14m)

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





KITCHEN

10'8" x 8'3" (3.26m x 2.54m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven and gas hob, space and plumbing for washing machine and dishwasher, space for fridge, wood effect flooring, central heating radiator, coved ceiling, upvc double glazed window and further windows. Door to Rear Porch/Utility.





REAR PORCH/UTILITY

7'8" x 7'0" (2.35m x 2.14m)

having wall light point, central heating radiator, polycarbonate roof, upvc double glazed windows and door opening onto Garden.



REAR PORCH/UTILITY



BEDROOM ONE

14'11" x 10'5" (4.55m x 3.20m)

having upvc double glazed square bay window to front, range of fitted wardrobes, coved ceiling and central heating radiator.





BEDROOM TWO

having upvc double glazed window to side, built in wardrobe, coved ceiling and central heating radiator.



10'5" x 7'9" (3.19m x 2.37m)



SHOWER ROOM

6'4" x 5'7" (1.95m x 1.71m)

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks, shaver point and upvc double glazed window with obscure glass.



OUTSIDE

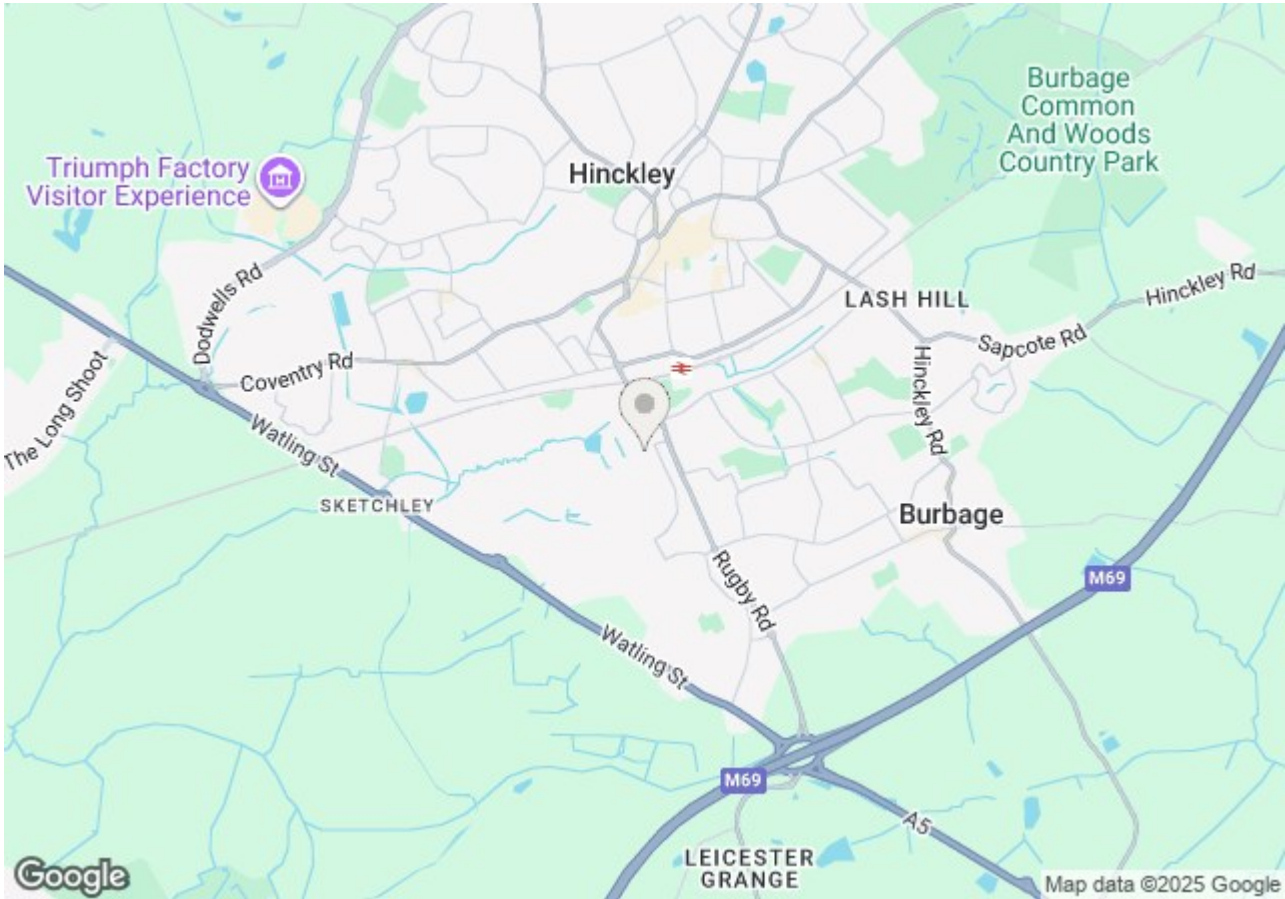
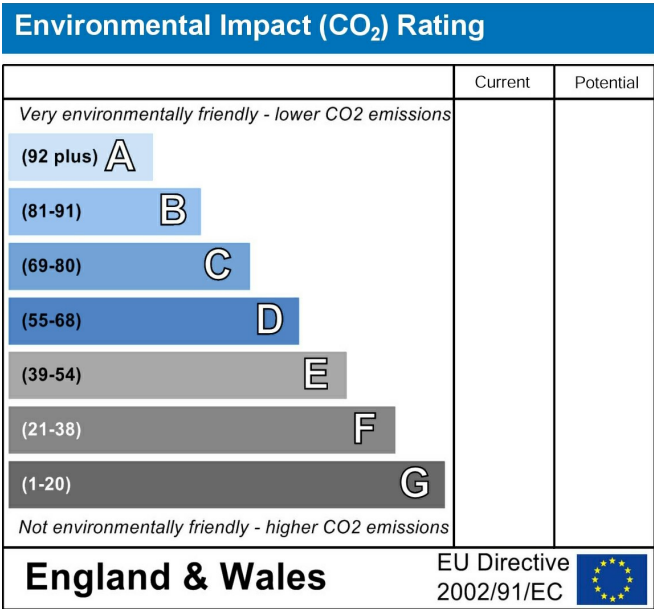
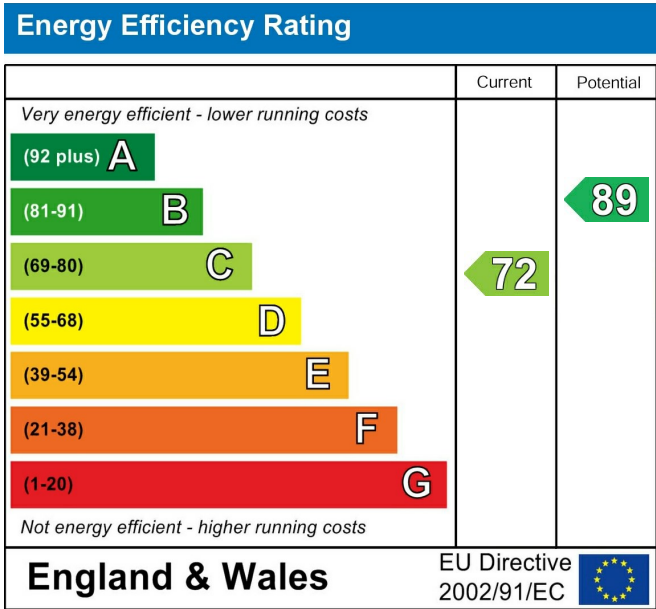
There is direct vehicular access over a good sized block paved driveway with standing for several cars and outside tap leading to CONCRETE SECTIONAL GARAGE (5.56m x 3.31m) with up and over door, power, light and personal door to garden. A hard landscaped foregarden with raised bed for shrubs. A fully enclosed and sizeable rear garden with patio area, lawn, mature shrubs and flower borders, well fenced boundaries, further patio area to rear, gazebo, large timber shed with power, outside tap and power,



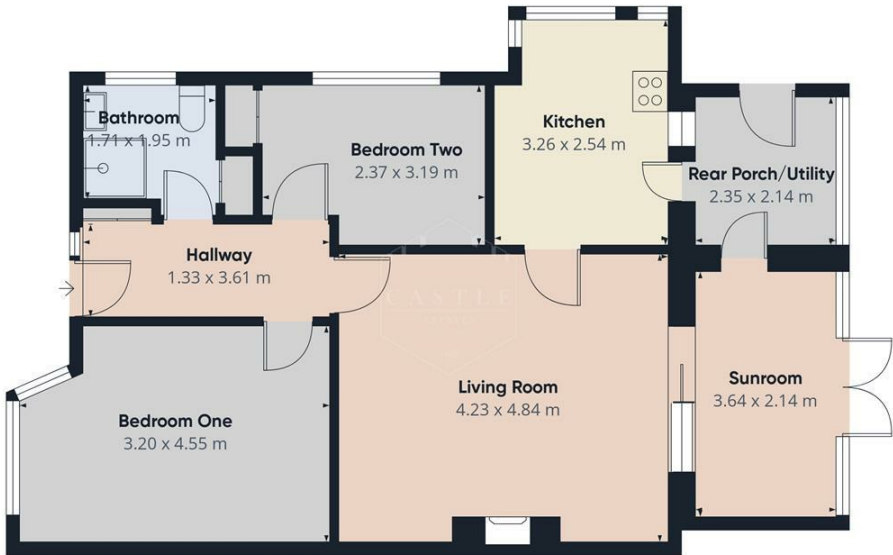








Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		72	89	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) 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					
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
91.3 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
