

CASTLE ESTATES

1982

A TASTEFULLY PRESENTED FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION



**21 BOYSLADE ROAD
BURBAGE LE10 2RF**

Offers In The Region Of £310,000

- Entrance Hall
- Spacious Lounge
- Modern Family Bathroom
- Ample Off Road Parking
- Good Sized Lawned Rear Garden
- Well Fitted Dining Kitchen
- Three Good Sized First Floor Bedrooms
- Second Floor Bedroom
- Detached Garage
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** This well presented semi detached family residence must be viewed to fully appreciate its wealth of quality fixtures and fittings.

The accommodation enjoys an impressive entrance hall, attractive lounge and a well fitted dining kitchen. To the first floor there are three good sized bedrooms and modern family shower room. On the second floor is a further double bedroom. Outside the property has ample off road parking, access to a garage and good sized lawn garden.

It is situated close to the centre of Burbage, convenient for local shops, schools and amenities. The A5 and M69 junctions are approximately half a mile away making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. Open countryside is also close by.

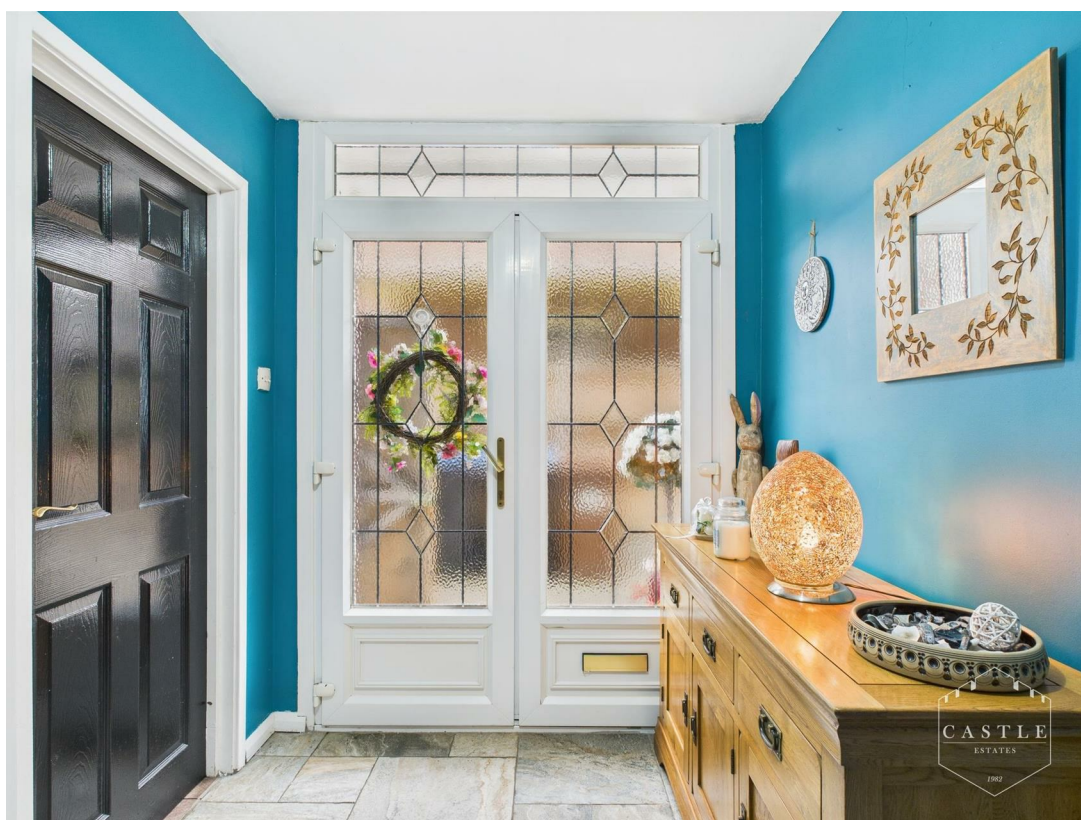
COUNCIL TAX BAND & TENURE

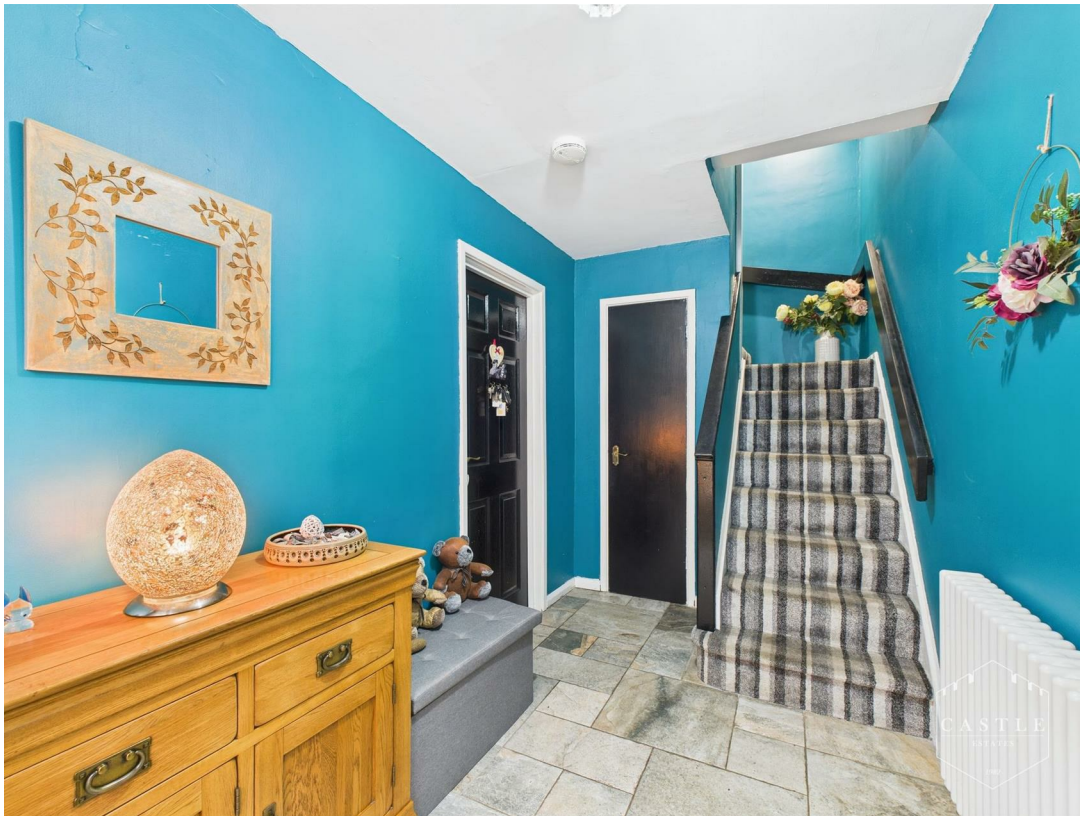
Hinckley and Bosworth Borough Council - Band C (Freehold).

ENTRANCE HALL

11'8" x 6'2" (3.56m x 1.89m)

having upvc double glazed window and front door with leaded lights and obscure glass and concertina style central heating radiator. Staircase to First Floor Landing.



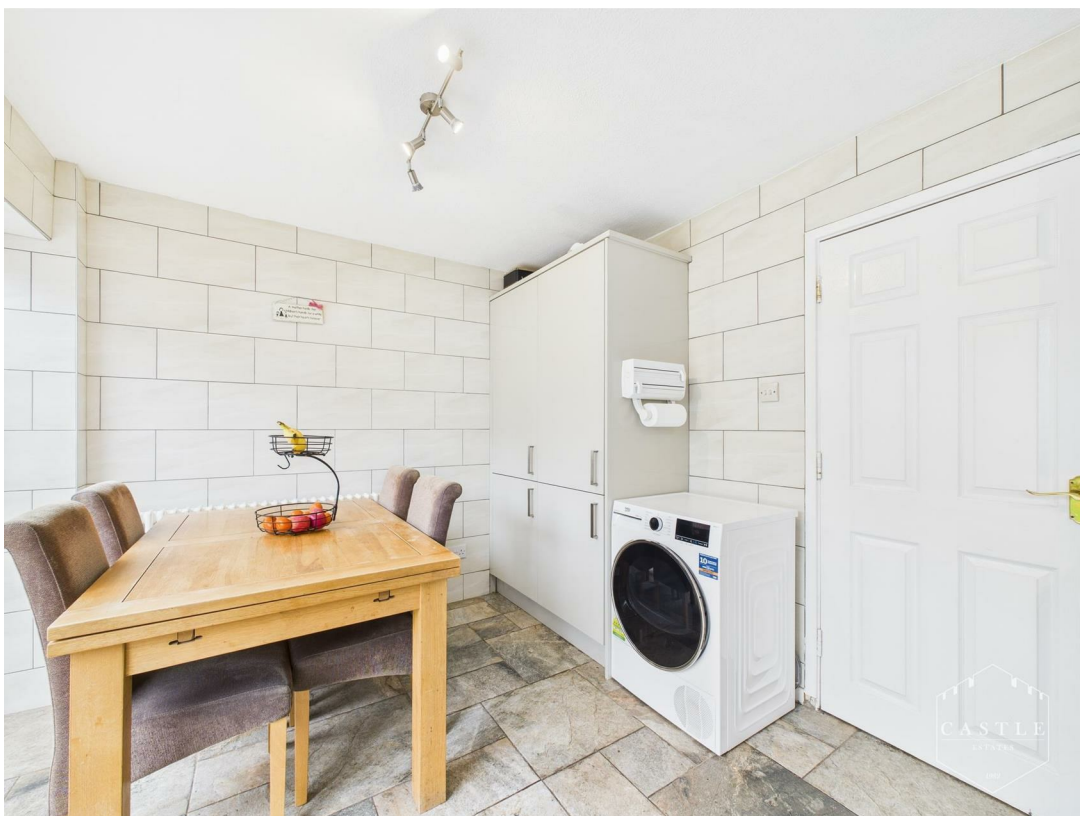


DINING KITCHEN

17'4" x 9'3" (5.29m x 2.83m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, space for rangemaster style cooker with cooker hood over, space and plumbing for washing machine and dishwasher, concertina style central heating radiator, upvc double glazed window and sliding door opening onto garden.





LOUNGE

17'4" x 11'1" (5.29m x 3.40m)

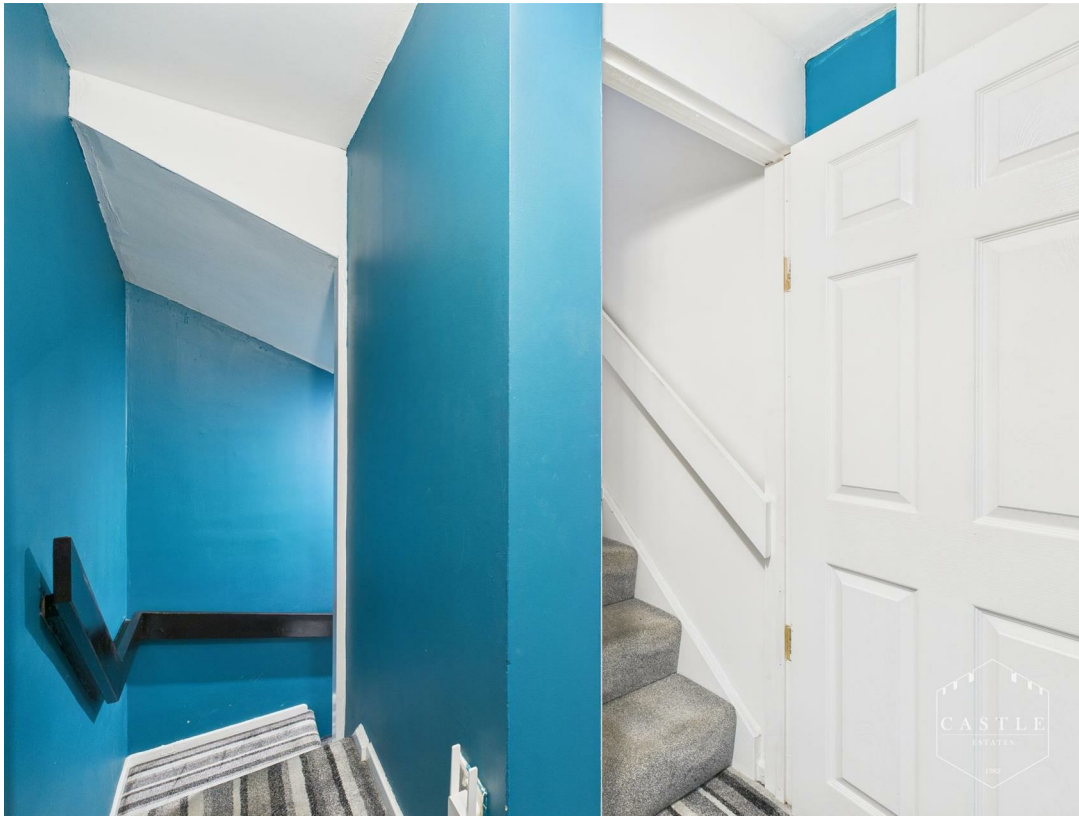
having feature fireplace with multi fuel stove and beam over, wood effect flooring, wall light points, tv aerial point, central heating radiator and two upvc double glazed windows to front.



FIRST FLOOR LANDING

7'2" x 6'2" (2.20m x 1.90m)

leading to



BEDROOM ONE

17'3" x 11'2" (5.28m x 3.41m)

having two central heating radiators and two upvc double glazed windows to front.



BEDROOM TWO

8'11" x 8'9" (2.74m x 2.68m)

having central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

8'10" x 8'3" (2.71m x 2.54m)

having central heating radiator and upvc double glazed window to rear.



SHOWER ROOM

6'3" x 5'9" (1.93m x 1.77m)

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

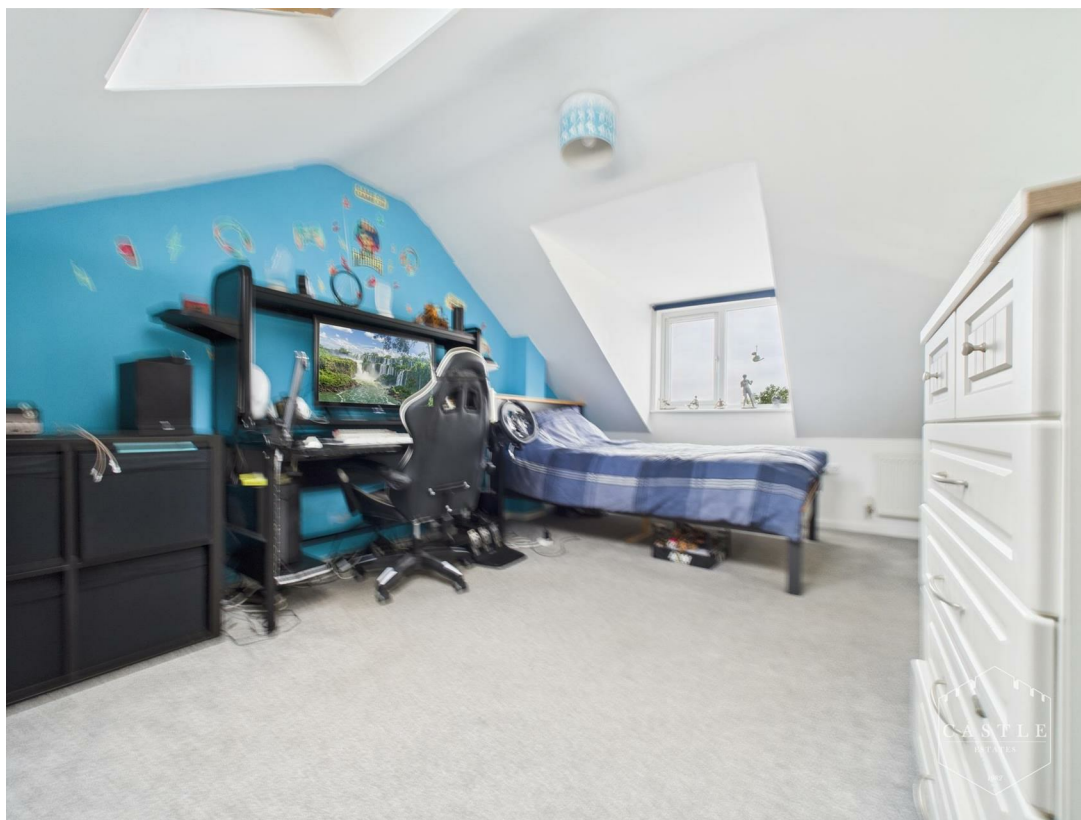


SECOND FLOOR

BEDROOM FOUR

16'11" x 16'9" (5.16m x 5.11m)

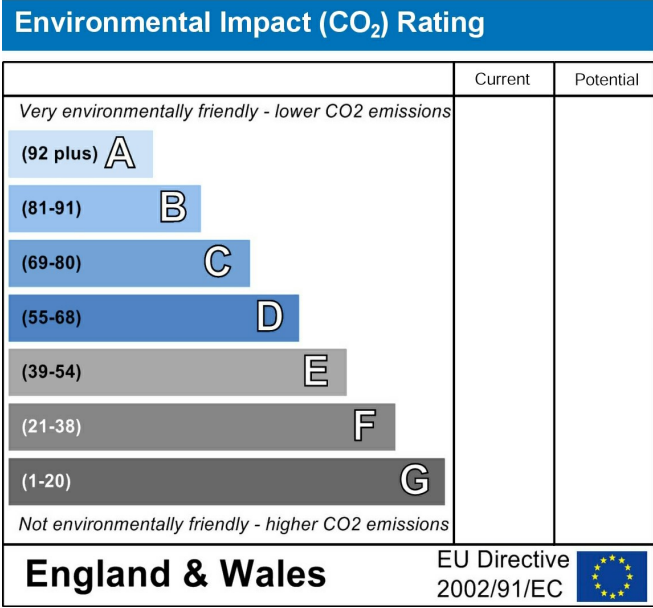
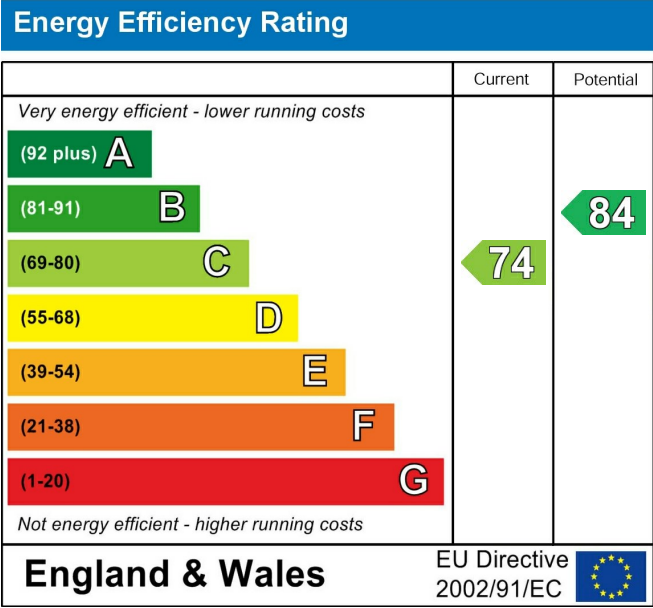
having central heating radiator, upvc double glazed window and two velux roof lights.

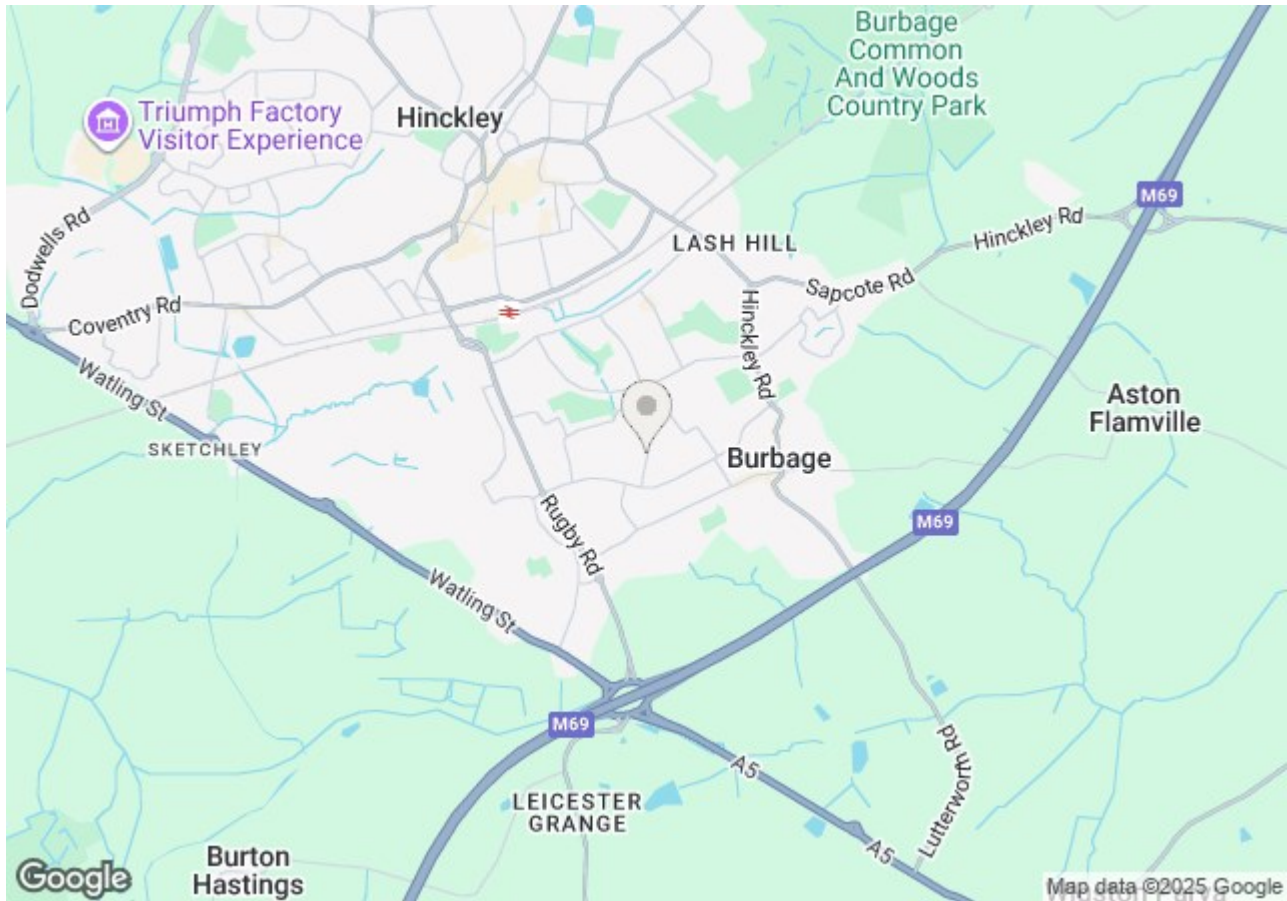


OUTSIDE

There is direct vehicular access over a driveway with standing for several cars leading to GARAGE with up and over door, side personal door to garden and window to rear. A pebbled foregarden. Fully enclosed rear garden with patio area, lawn, mature trees, shrubs and flower borders, well fenced boundaries.



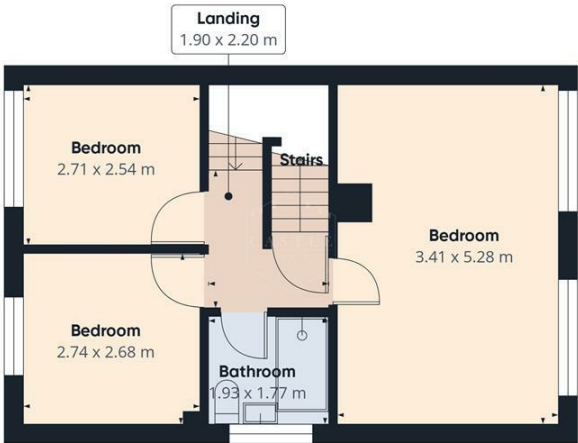




Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		74	84	Very environmentally friendly - lower 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 				England & Wales EU Directive 2002/91/EC 			



Floor 6



Floor 1



Floor

Approximate total area⁽¹⁾106.1 m²

Reduced headroom

10.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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
