

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED  
DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT  
BURBAGE LOCATION**



**30 FALCONERS GREEN  
BURBAGE LE10 2SX**

**Offers In The Region Of £380,000**

- Impressive Entrance Hall
- Contemporary Fitted Breakfast Kitchen
- Laundry Room & Guest Cloakroom
- Three Further Good Sized Bedrooms
- Off Road Parking, Garage & Office Space
- Attractive Lounge
- Dining Room
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Well Tended Rear Garden



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**\*\*VIEWING ESSENTIAL \*\*** This attractive, beautifully presented and much improved detached family residence must be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts impressive hall, attractive lounge to front, superb breakfast kitchen opening through to a 'light and airy' dining room, laundry room, guest cloakroom and useful office. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a modern family bathroom. Outside the property has off road parking, garage and a well tended rear garden.

It is situated in a sought after and quiet location, close to Burbage village centre with its quality schools, shops and amenities. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

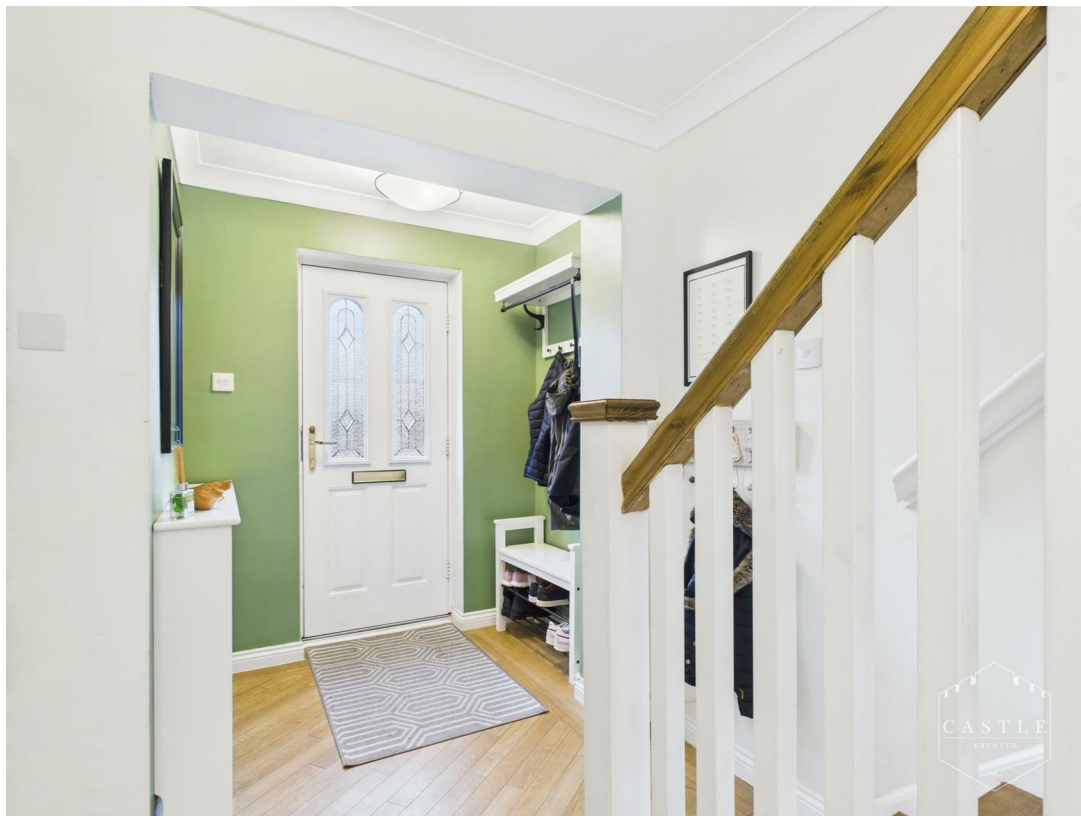
### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

17'1" x 6'8" (5.22m x 2.05m )

having composite front door with feature leaded lights and obscure glass, coved ceiling, wood effect flooring and central heating radiator. Feature balustraded staircase to First Floor Landing with useful storage area beneath.







## LOUNGE

12'5" x 10'5" (3.79m x 3.18m )

having upvc double glazed window to front, central heating radiator, coved ceiling, wood effect flooring and wall mounted tv aerial point. Double pocket doors opening onto Breakfast Kitchen.







**BREAKFAST KITCHEN**

17'7" x 10'6" (5.37m x 3.21m )

having an excellent range of contemporary Shaker style units including base units, drawers and wall cupboards with under lighting, marble effect work surfaces and upstands with inset sink with mixer tap, island unit with matching cupboards, butcher block work surfaces and induction hob, built in oven and microwave, space and plumbing for dishwasher, space for American style fridge freezer, inset LED lighting, wood effect flooring, concertina style central heating radiator and upvc double glazed window to rear. Square archway leading to Dining Room.









## DINING ROOM

8'0" x 7'11" (2.44m x 2.42m )

having half panelled walls, central heating radiator, wood effect flooring, sky light, upvc double glazed windows and French doors opening onto Garden.





## LAUNDRY ROOM

8'1" x 6'2" (2.48m x 1.90m )

having range of fitted base units and wall cupboards, butchers block effect work surfaces and inset sink with mixer tap, space and plumbing for washing machine, central heating radiator, upvc double glazed window and door opening onto Garden.



## GUEST CLOAKROOM

4'9" x 2'11" (1.47m x 0.91m )

having low level w.c., vanity unit with wash hand basin, central heating radiator and upvc double glazed window with obscure glass.





## OFFICE

8'2" x 6'5" (2.51m x 1.97m )

originally part of the garage having central heating radiator, wood effect flooring, gas fired boiler for central heating and domestic hot water.



## FIRST FLOOR LANDING

having spindle balustrading, wood effect flooring, built in storage cupboard and access to the roof space.

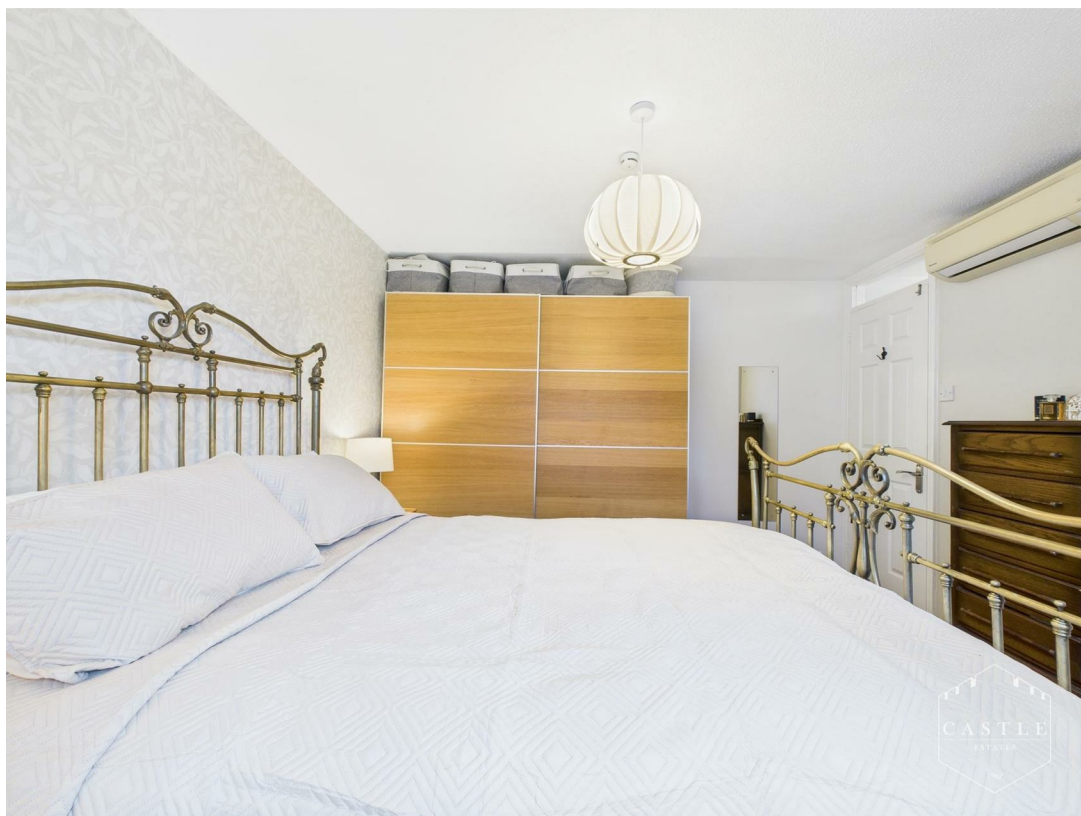
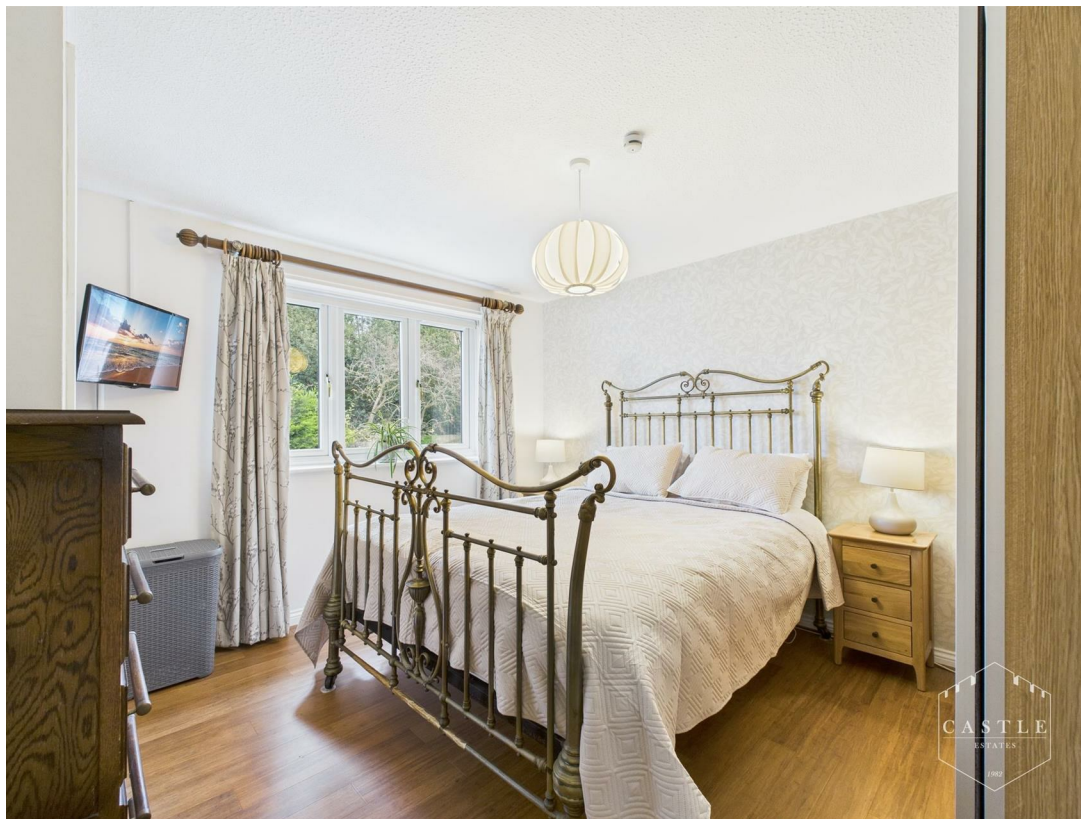




## MASTER BEDROOM

12'2" x 11'1" (3.71m x 3.39m )

having upvc double glazed window to rear, central heating radiator, wood effect flooring and tv aerial point. Door to Ensuite Shower Room.



## ENSUITE SHOWER ROOM

6'5" x 5'1" (1.96m x 1.56m )

having contemporary white suite including integrated low level w.c., shower cubicle, vanity unit with wash hand basin, ceramic tiled walls, chrome heated towel rail, extractor fan, inset LED lighting and upvc double glazed window with obscure glass.



## BEDROOM TWO

12'5" x 8'2" (3.79m x 2.49m )

having upvc double glazed window to front, central heating radiator and wood effect flooring.





### BEDROOM THREE

12'2" x 11'1" (3.71m x 3.39m )

having upvc double glazed window to front, central heating radiator and wood effect flooring.



## BEDROOM FOUR

9'3" x 7'11" (2.82m x 2.42m )

having upvc double glazed window to front, built in wardrobes, cupboard and shelving, central heating radiator and wood effect flooring.



## BATHROOM

8'1" x 5'6" (2.47m x 1.69m )

having contemporary fitted white suite including panelled bath with shower attachment, vanity unit with wash hand basin, integrated low level w.c., extractor fan, ceramic tiled walls, chrome heated towel rail, inset LED lighting and upvc double glazed window with obscure glass.






## OUTSIDE


There is direct vehicular access over a block paved driveway with standing for several cars leading to FRONT GARAGE SPACE (2.94m x 2.55m) with up and over door, power and light. Pedestrian access to a fully enclosed rear garden with decked area, steps up to lawn, well fenced boundaries, mature trees, shrubs and flower borders, outside lighting, outside power and garden shed with power.

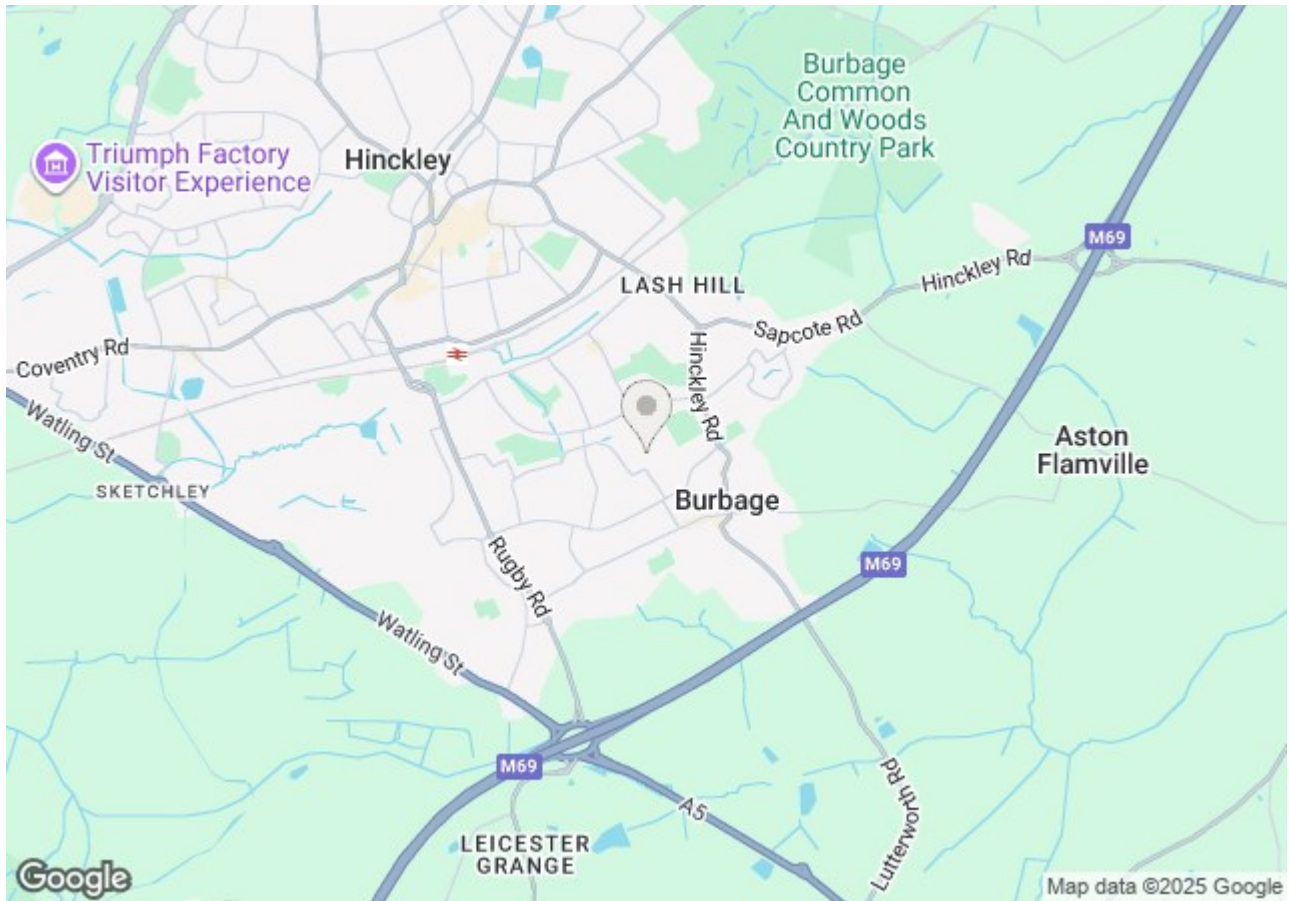






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales	EU Directive 2002/91/EC 	

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



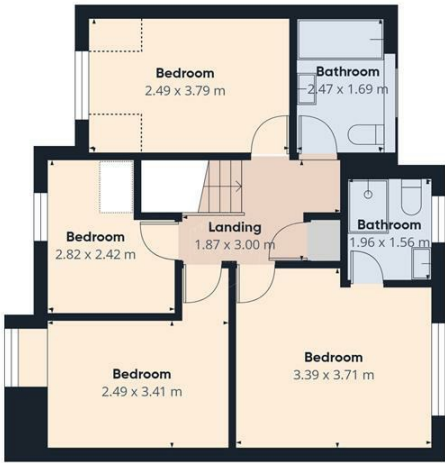


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
115.2 m<sup>2</sup>  
Reduced headroom  
1.7 m<sup>2</sup>

(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

---