

CASTLE ESTATES

1982

**A SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE IN NEED OF
MODERNISATION STANDING ON A GOOD SIZED PLOT SURROUNDED BY OPEN
COUNTRYSIDE**



**NORTH GATES HINCKLEY ROAD
BURTON HASTINGS CV11 6RG**

Offers Over £600,000

- Entrance Porch To Hall
- Spacious Lounge
- Master Bedroom With Ensuite Bathroom
- Family Bathroom
- Private Lawned Gardens Front & Rear
- Good Sized Dining/Family Room
- Breakfast Kitchen
- Three Further Good Sized Bedrooms
- Ample Parking & Large Garage
- Open Countryside Views To Rear



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**** NO CHAIN - IN NEED OF SOME MODERNISATION **** A spacious four bedroomed detached family residence standing on a sizeable plot with countryside surrounding.

The accommodation enjoys entrance porch leading to hall, good sized dining/family room, spacious lounge with two sets of French doors opening onto the private rear garden and a breakfast kitchen. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. The gardens are laid principally to lawn with ample off road parking and large tandem garage with space for up to five cars. **** VIEWING ESSENTIAL ****

COUNCIL TAX BAND & TENURE

Rugby Council - Band G (Freehold).

ENTRANCE PORCH

having double doors and central heating radiator.

HALL

8'11" x 5'10" (2.72m x 1.80m)

having double glazed window to front, central heating radiator, storage cupboard and wall light points. Feature 'dog leg' staircase to First Floor Landing.



DINING/FAMILY ROOM

13'10" x 13'6" (4.24m x 4.12m)

having double glazed bay window to front and side window, fireplace with fire and two central heating radiators.



LOUNGE

38'4" x 20'1" (11.70m x 6.13m)

having open fire facility with canopy chimney and multi fuel fire, central heating radiators, wall light points, two sets of upvc double glazed French doors opening onto garden and two double glazed windows to front.





BREAKFAST KITCHEN

14'8" x 10'11" (4.48m x 3.34m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven and hob, solid fuel multi fuel aga with oven and hot plate which supplies heating and hot water (if required), space and plumbing for dishwasher, ceramic tiled flooring, double glazed windows and sliding doors opening onto garden.





FIRST FLOOR LANDING

12'0" x 3'10" (3.66m x 1.18m)
having built in storage cupboards.

MASTER BEDROOM

20'0" x 15'9" (6.11m x 4.82m)

having storage cupboard, electric heater, double glazed windows front and rear.



ENSUITE BATHROOM

13'9" x 7'4" (4.21m x 2.26m)

having panelled bath, vanity unit with wash hand basin, separate shower cubicle, low level w.c., ceramic tiled splashbacks, heated towel rail, access to the roof space, built in storage cupboard and double glazed window with obscure glass.



BEDROOM TWO

13'10" x 11'11" (4.22m x 3.64m)

having vanity unit with wash hand basin, central heating radiator and double glazed window to rear.



BEDROOM THREE

14'0" x 12'8" (4.27m x 3.88m)

having central heating radiator, double glazed window to side and front.



BEDROOM FOUR

12'2" x 9'2" (3.72m x 2.81m)

having central heating radiator and double glazed window.



BATHROOM

6'8" x 6'0" (2.05m x 1.83m)

having panelled bath, low level w.c., pedestal wash hand basin, heated towel rail, ceramic tiled splashbacks and double glazed window with obscure glass.



OUTSIDE

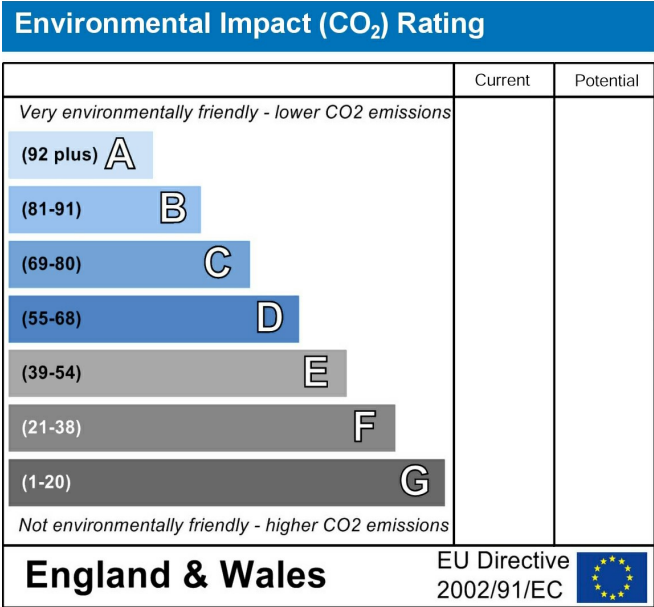
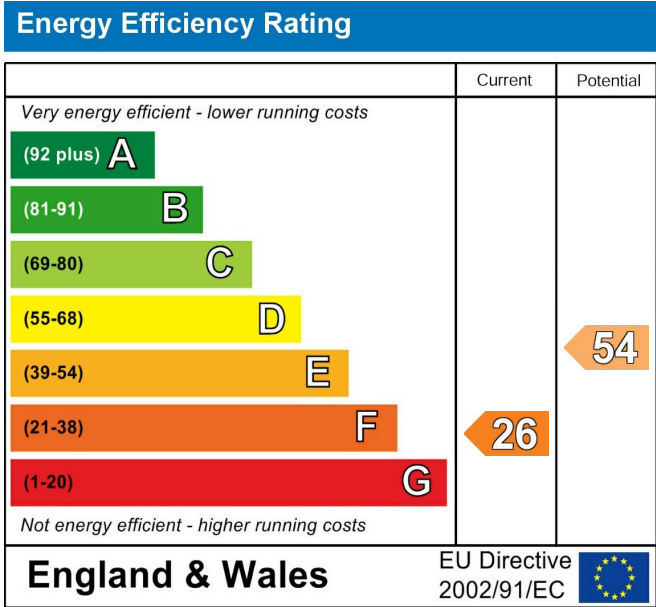
There is direct vehicular access over a long driveway with ample off road parking leading to GARAGE (23m x 3.24m) having up and over door, power, light and side personal door. SEPARATE W.C./UTILITY SPACE having w.c., wash hand basin, space and plumbing for washing machine and tumble dryer. Sizeable lawned gardens to front and rear with patio area, mature trees and shrubs. Open countryside surrounding.



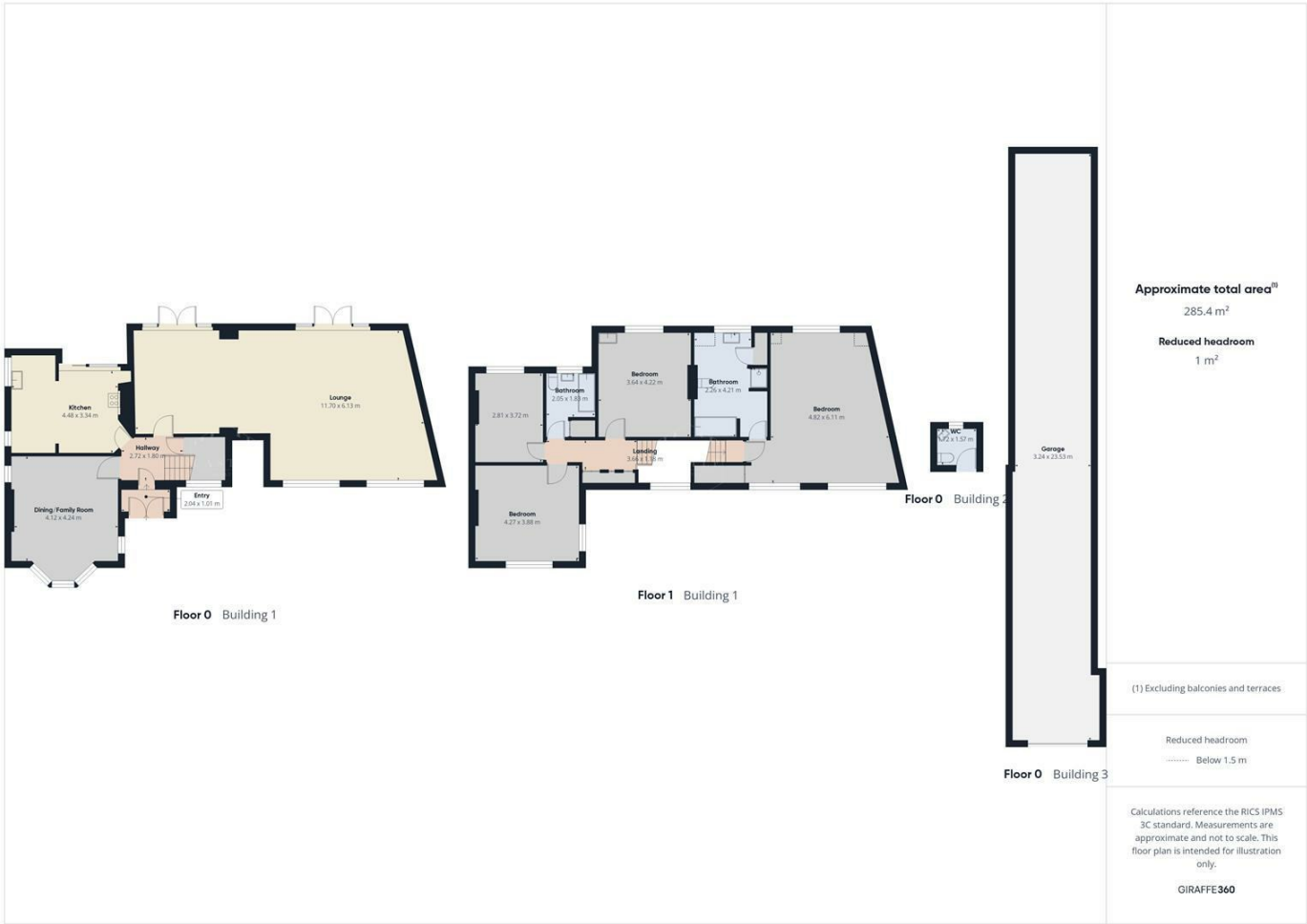


OUTSIDE - GARAGE





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				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 			54 26	England & Wales EU Directive 2002/91/EC 			



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
