CASTLE ESTATES

1982

****NO CHAIN** A WELL PRESENTED TWO BEDROOMED DETACHED DORMER STYLE PROPERTY STANDING ON A GOOD SIZED PRIVATE PLOT WITH AMPLE PARKING, GARAGE AND SUPERB LANDSCAPED GARDENS**



6 DENIS ROAD
BURBAGE LE10 2LR

Price £340,000

- Enclosed Porch To Hall
- Ground Floor Bedroom
- Well Fitted Kitchen With Utility Off
- First Floor Bedroom
- Ample Parking, Detached Garage & Landscaped Gardens
- Attractive Lounge
- Separate Dining Room Leading To Sun Room
- Ground Floor Bathroom
- Sizeable Attic Space (Good Potential For Conversion)
- NO CHAIN - VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** NO CHAIN ** This delightful detached dormer-style property on Denis Road is situated in a sought-after, non-estate residential location, conveniently positioned close to a range of local amenities including shops, schools and parks. For commuters, there is excellent access to the A5 and M69, making travel further afield straightforward.

The property offers well-arranged accommodation, beginning with an enclosed porch leading into the welcoming hallway. To the front is an attractive lounge, with a separate dining room opening into a superb Amdiga hardwood conservatory featuring a glass roof, creating an ideal space for relaxing or entertaining. The newly refurbished kitchen is well fitted and benefits from integrated Neff appliances.

There is a good-sized ground floor bedroom complete with Hammonds fitted furniture, along with a family bathroom. To the first floor, there is a further bedroom and useful attic space, offering flexibility for a variety of needs.

Externally, the property enjoys generous outside space with ample off-road parking, a detached garage, and mature, sizeable gardens to both the front and rear. The porch area also houses a Worcester boiler.

This is a fantastic opportunity to acquire a well-presented and versatile home in a highly desirable location. Viewing is highly recommended.

COUNCIL TAX BAND & TENURE

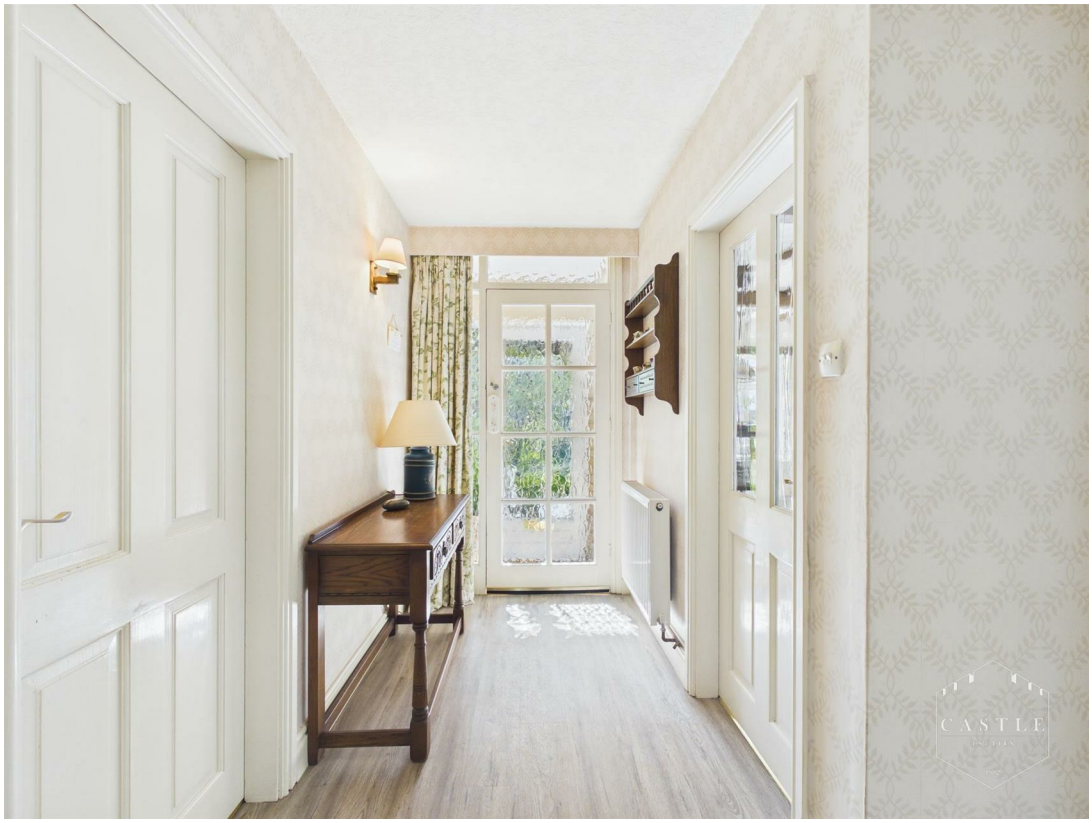
Hinckley and Bosworth Borough Council - Band D (Freehold).

ENCLOSED PORCH

4'2 x 3'1 (1.27m x 0.94m)
having front door with leaded lights and wall light point. Side window and door to hall with obscure glass.

HALL

11'9 x 4'10 (3.58m x 1.47m)
having central heating radiator, wood effect flooring, wall light point and built in storage cupboard.





LOUNGE

15'11 x 10'11 (4.85m x 3.33m)
having feature brick fireplace with inset fire, two central heating radiators, beamed ceiling, wall light points, upvc double glazed windows to front and side.







KITCHEN

13'6 x 8'9 (4.11m x 2.67m)

having an attractive range of newly fitted units including base units, drawers and wall cupboards with under lighting, matching work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in NEFF oven, ceramic hob with cooker hood over, space and plumbing for washing machine, integrated fridge freezer, breakfast bar, central heating radiator, wood effect flooring, inset LED lighting, upvc double glazed windows to side and rear. Door to Boiler/Utility Room.







REAR PORCH/BOILER ROOM

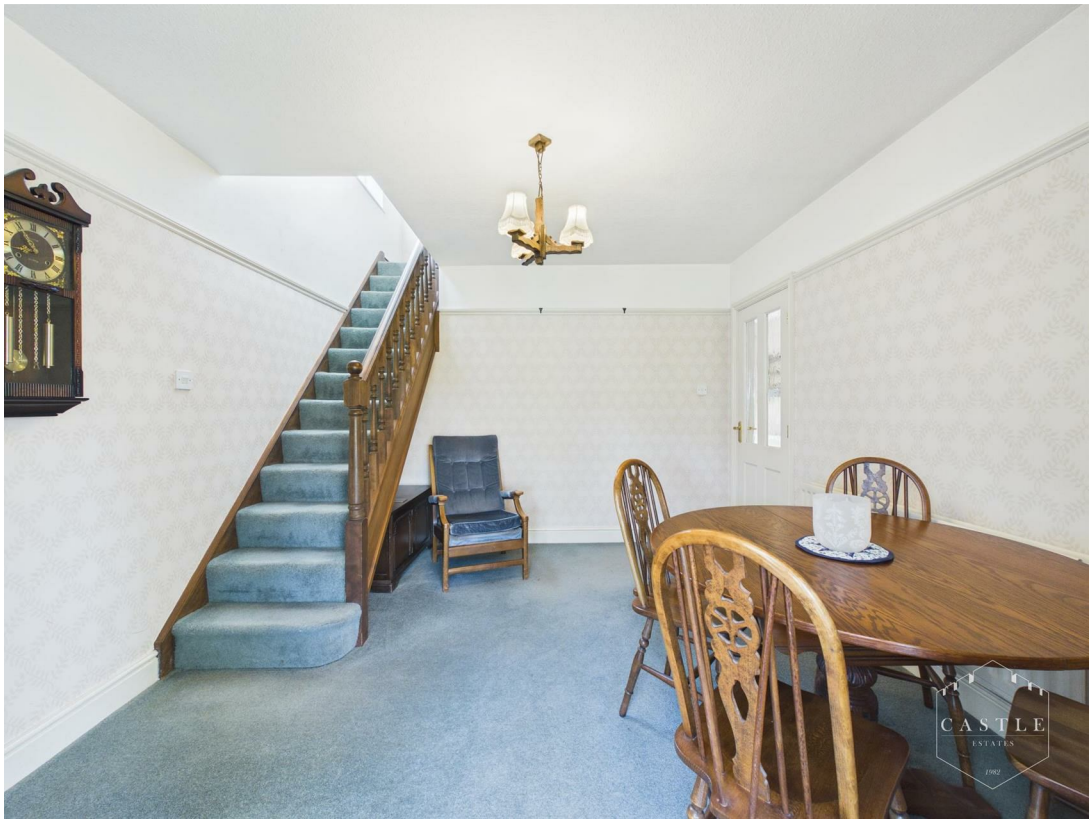
5 x 3 (1.52m x 0.91m)
having wall mounted gas fired Worcester Bosch boiler for central heating and domestic hot water. Upvc double glazed door to Garden.

DINING ROOM

11'10 x 10'10 (3.61m x 3.30m)

having central heating radiator, picture rail and spindle balustraded staircase to First Floor Landing. Folding doors opening onto Sun Room.





SUN ROOM

10'5 x 8'5 (3.18m x 2.57m)

having central heating radiator, Amdiga Hardwood framed double glazed windows, glass roof with sky lights and French doors opening onto Garden.





BEDROOM ONE

11'11 x 10'11 (3.63m x 3.33m)

having range of Hammonds fitted furniture including wardrobes, chest of drawers and bedside drawers, central heating radiator and upvc double glazed window to front.

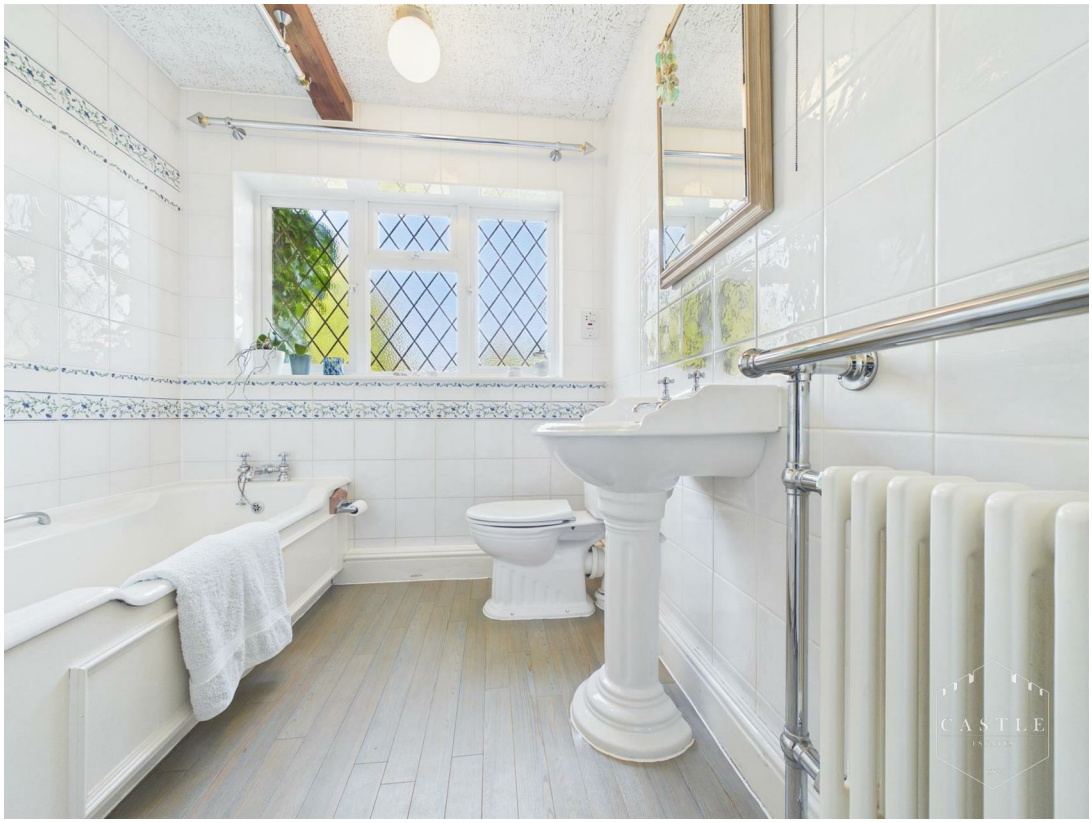




BATHROOM

8'5 x 6'11 (2.57m x 2.11m)

having white suite including panelled bath with shower over, low level w.c., pedestal wash hand basin, concertina style central heating radiator and towel rail, ceramic tiled walls, built in storage cupboards, shaver point and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

5'8 x 4'10 (1.73m x 1.47m)

having upvc double glazed window to side, feature beam and central heating radiator.

BEDROOM TWO

16'5 x 9'11 (5.00m x 3.02m)
having built in storage, central heating radiator and two Velux roof lights. Door to Attic Space.





ATTIC SPACE

Good potential for conversion having upvc double glazed window and power.

OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to DETACHED GARAGE (15'4 x 9'6) with up and over door, window to side and personal door to Rear Garden. A mature foregarden with shrubs and picket fenced boundaries. Fully enclosed, sizeable rear garden with an array of features and seating areas, ornamental pond, mature trees, shrubs and flower borders, greenhouse and pergola.















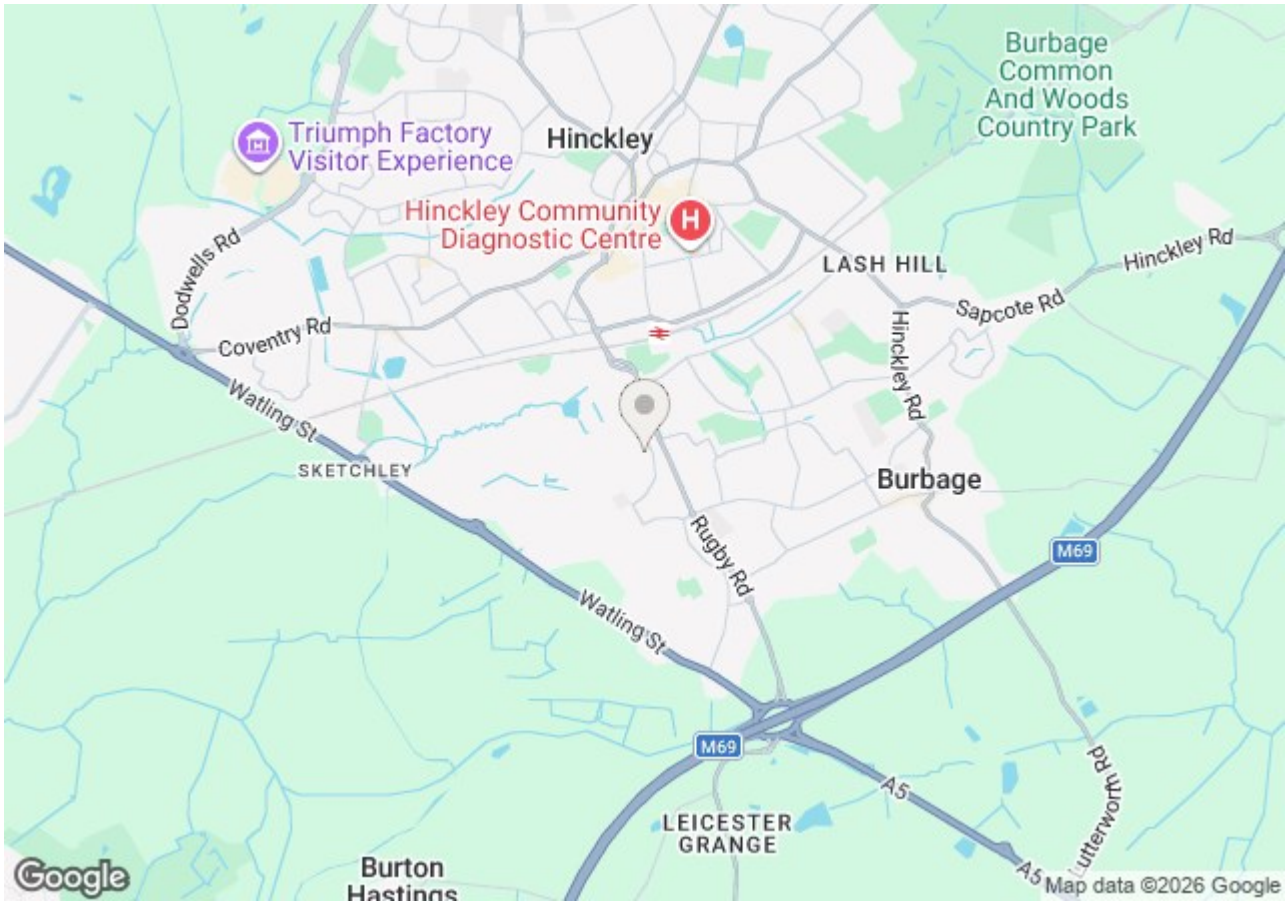


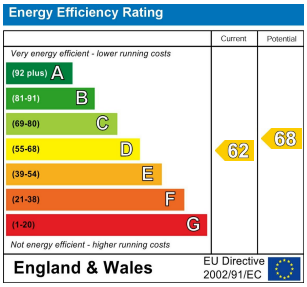
Energy Efficiency Rating

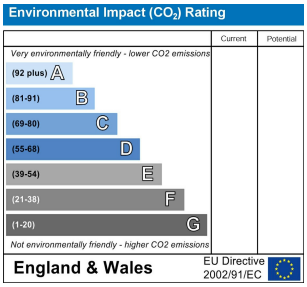
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

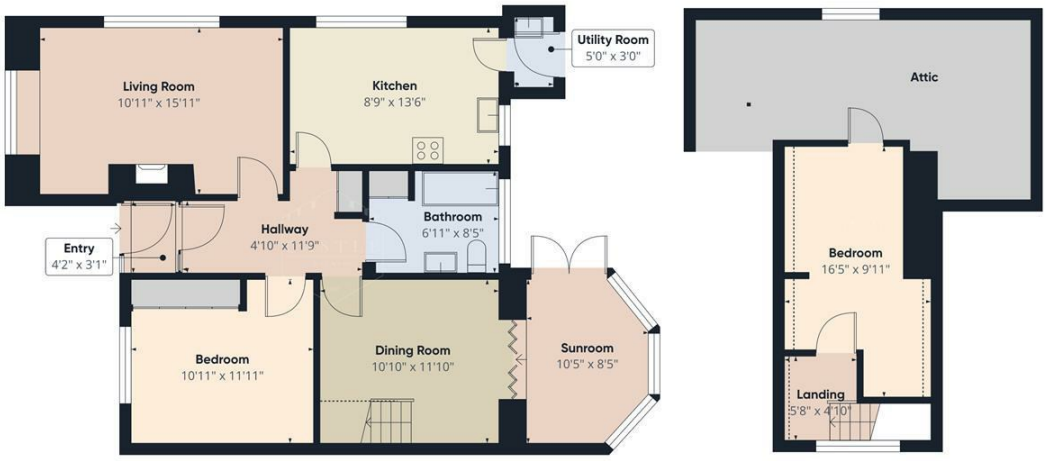
Environmental Impact (CO_2) Rating

	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	









Approximate total area(1)

952 ft²

Reduced headroom

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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