CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED TRADITIONAL END TOWNHOUSE WITH PRIVATE GOOD SIZED REAR GARDEN SITUATED IN A MOST SOUGHT AFTER BURBAGE LOCATION



31 CHURCH STREET
BURBAGE LE10 2DA

Offers Over £240,000

- Entrance Hall
- Well Fitted Dining Kitchen
- Separate Utility Room
- Modern Family Bathroom
- Sought After Burbage Residential Location
- Spacious Lounge
- Sun Room
- Two Double Bedrooms & Further Office/Bedroom
- Well Tended Gardens Front & Rear
- VIEWING ESSENTIAL

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** VIEWING ESSENTIAL ** This well presented and much improved traditional end townhouse is situated in a most sought after residential location within easy distance of all local shops, schools and amenities. Those wishing to commute will find A5 and M69 junction close by making travelling to further afield very good.

The accommodation boasts entrance hall, attractive lounge with log burning stove, well fitted dining kitchen, sun room and utility room off. To the first floor there are two double bedrooms, further office/bedroom and a family bathroom. Outside the gardens are easy to maintain and private to the rear. Viewing is essential.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

17'10 x 5'6 (5.44m x 1.68m)
having upvc double glazed front door with feature leaded lights, panelled walls to half height, inset LED lighting and central heating radiator. Feature spindle balustraded staircase to the First Floor Landing with useful storage beneath.



LOUNGE

16'11 x 10'6 (5.16m x 3.20m)

having upvc double glazed bay window to front, feature log burning stove, wood effect flooring, central heating radiator, coved ceiling and wall light points.





DINING KITCHEN

16'8 x 8'9 (5.08m x 2.67m)

having an attractive range of fitted units including base units, drawers and wall cupboards, butchers block effect work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, wood effect flooring, central heating radiator, upvc double glazed window to rear and wooden door to Sun Room.







SUN ROOM

11'1 x 7'4 (3.38m x 2.24m)
having polycarbonate roof, central heating radiator, upvc double glazed windows and French doors opening onto Garden.





UTILITY ROOM

5'3 x 5'3 (1.60m x 1.60m)
having work top and space for upright fridge freezer.



FIRST FLOOR LANDING

having upvc double glazed window to side, inset LED lighting, access to the roof space and spindle balustrading.



BEDROOM ONE

11'10 x 10'4 (3.61m x 3.15m)

having range of built in wardrobes, chest of drawers, central heating radiator, feature panelled wall to three quarter height with wall light points, inset LED lighting, wall mounted tv aerial point and upvc double glazed window to front.





BEDROOM TWO

11'9 x 10'5 (3.58m x 3.18m)

having built in wardrobes, wall light points, central heating radiator, inset LED lighting and upvc double glazed window to rear.





OFFICE/BEDROOM

8 x 5'7 (2.44m x 1.70m)
having central heating radiator, wood effect flooring, inset LED lighting and upvc double glazed window to front.



BATHROOM

5'9 x 6'1 (1.75m x 1.85m)

having corner shower cubicle, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



OUTSIDE

There is a hedged and fenced foregarden with mature shrubs and block paved path to front door. Pedestrian access to a private easy to maintain hard landscaped rear garden with slabbed seating area, block paving, pebbled borders and well fenced boundaries.

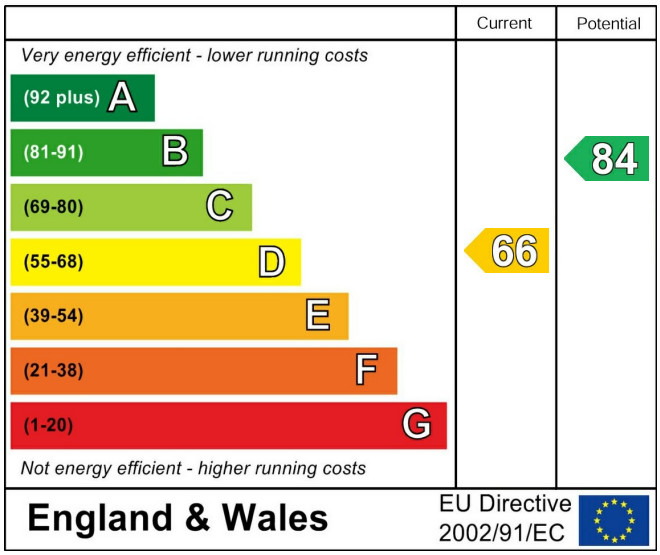




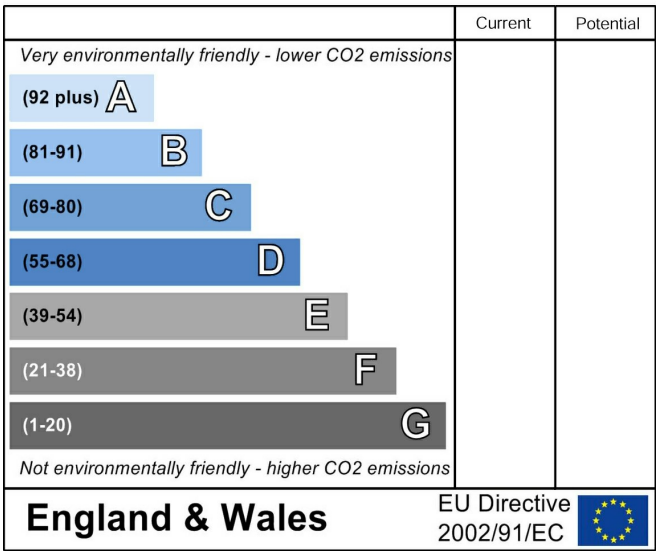


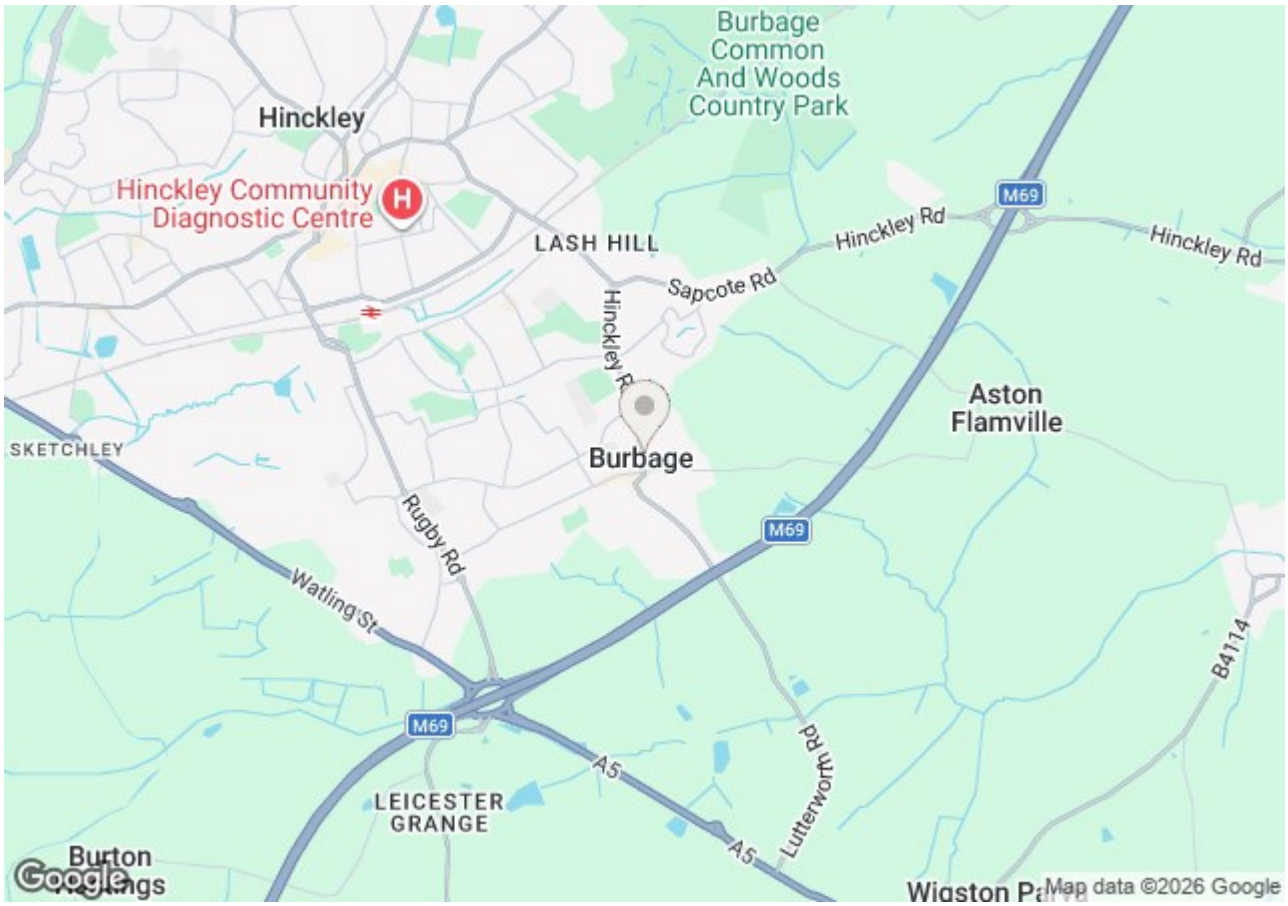


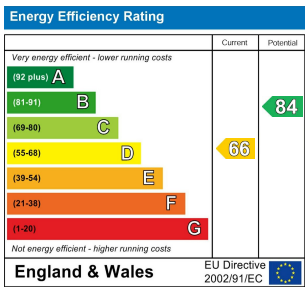
Energy Efficiency Rating

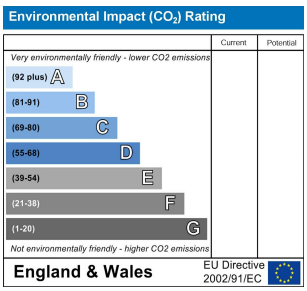


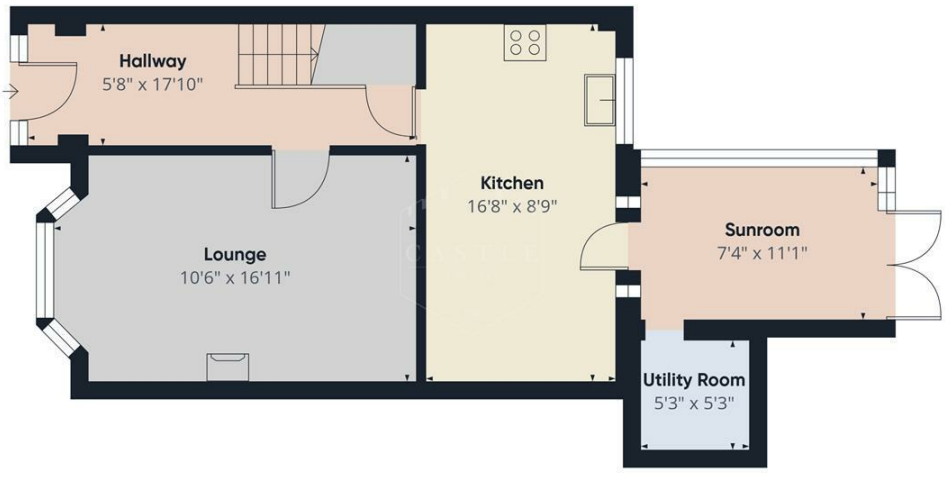
Environmental Impact (CO_2) Rating











Floor 0



Floor 1



Approximate total area[1]

886 ft²

(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.

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