CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A SOUGHT AFTER BURBAGE LOCATION



32 WINCHESTER DRIVE
BURBAGE LE10 2BB

Offers In The Region Of £525,000

- Hall With Guest Cloakroom Off
- Separate Sitting Room
- Well Fitted Kitchen & Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Double Garage
- Spacious Lounge/Dining Room
- Useful Study
- Master Bedroom With Ensuite Bathroom
- Family Bathroom
- Sizeable Lawned Rear Garden

CASTLE ESTATES 1982

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

** NO CHAIN ** This well appointed detached family residence must be viewed to fully appreciate its spacious accommodation and plot. Viewing is essential.

The accommodation boasts enclosed porch leading to hall with guest cloakroom off, spacious lounge/dining room, sitting room and further study, well fitted kitchen and utility room. To the first floor there is master bedroom with ensuite bathroom, three further double bedrooms and a family bathroom. Outside there is ample parking leading to double garage and private sizeable lawned rear garden.

It is situated in a popular residential location convenient for local shops, schools and amenities. It is also well placed for commuting via the A5/M69 making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band F (Freehold)

ENCLOSED PORCH

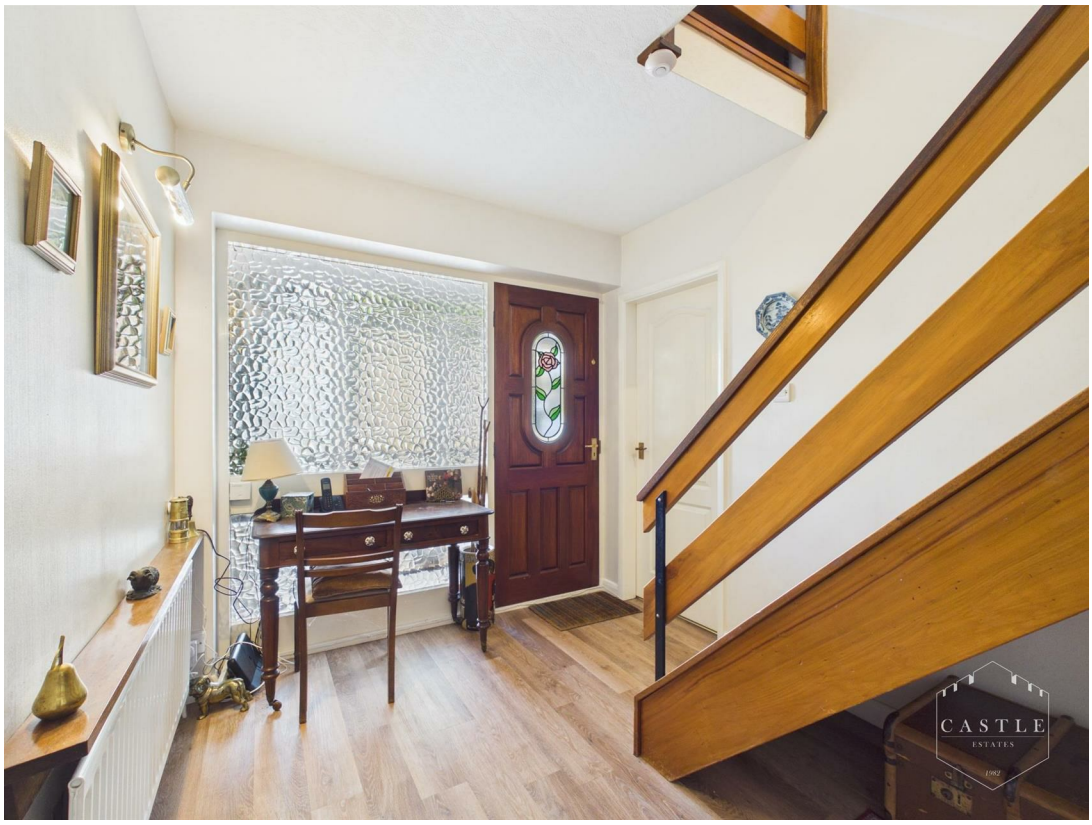
8'8 x 4'10 (2.64m x 1.47m)
having upvc double glazed front door and windows, wood effect flooring and porch light.



HALL

11'6 x 7'10 (3.51m x 2.39m)

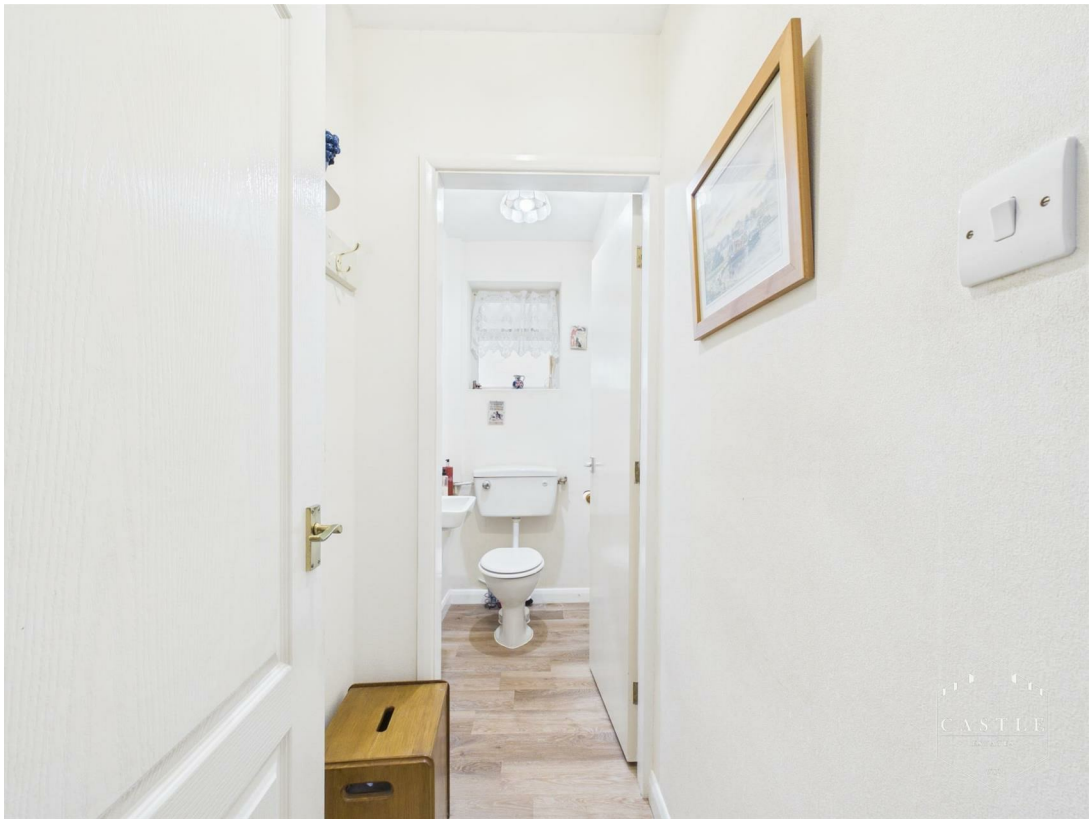
having wooden door and side window with obscure glass, central heating radiator and wood effect flooring. Staircase to First Floor Landing.





GUEST CLOAKROOM

having low level w.c., wash hand basin, wood effect flooring and upvc double glazed window with obscure glass.



LOUNGE/DINING ROOM

22'10 x 12 (6.96m x 3.66m)

having feature brick fireplace, tv aerial point, coved ceiling, upvc double glazed bow window to front and two upvc double glazed windows to rear. Double doors opening onto Sitting Room.







SITTING ROOM

12'8 x 11'10 (3.86m x 3.61m)
having wood effect flooring, central heating radiator, tv aerial point, coved ceiling, upvc double glazed window to side and French doors opening onto Garden.



STUDY

11'11 x 8'9 (3.63m x 2.67m)
having central heating radiator, upvc double glazed window to side and upvc double glazed window to front.



KITCHEN

13'10 x 10 (4.22m x 3.05m)

having attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, built in oven, gas hob with cooker hood over, integrated dishwasher, central heating radiator, upvc double glazed window to rear and upvc double glazed door to Rear Lobby.





REAR LOBBY

9'4 x 5 (2.84m x 1.52m)
having upvc double glazed window to side and door to side, further doors to Garage and Utility Room.



UTILITY ROOM

7'10 x 4'11 (2.39m x 1.50m)
having sink, space and plumbing for washing machine, built in gas fired boiler for central heating and domestic hot water, storage cupboards and upvc double glazed window to rear.

FIRST FLOOR LANDING

15'7 x 8'5 (4.75m x 2.57m)

having access to roof space, central heating radiator and upvc double glazed window to front.



MASTER BEDROOM

23'9 x 10 (7.24m x 3.05m)

having built in wardrobes and drawers, central heating radiator and coved ceiling. Door to Ensuite Bathroom.







ENSUITE BATHROOM

11'4 x 4'11 (3.45m x 1.50m)

having corner bath with shower over, pedestal wash hand basin, low level w.c., bidet, central heating radiator, ceramic tiled splashbacks, shaver point and upvc double glazed window with obscure glass.



BEDROOM TWO

12'10 x 11'11 (3.91m x 3.63m)
having central heating radiator, coved ceiling and upvc double glazed window to rear.





BEDROOM THREE

11'3 x 10 (3.43m x 3.05m)
having vanity unit with wash hand basin, central heating radiator, coved ceiling and upvc double glazed window to rear. Door to Walk in Wardrobe.



WALK IN WARDROBE

11'2 x 4'11 (3.40m x 1.50m)
having central heating radiator, wood effect flooring, access to roof space and upvc double glazed window to rear.



BEDROOM FOUR

12' x 9'8 (3.66m x 2.95m)

having central heating radiator, coved ceiling and upvc double glazed window to front.



BATHROOM

8'6 x 6'11 (2.59m x 2.11m)

having bath with shower over, low level w.c., vanity unit with wash hand basin, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass to side.



OUTSIDE

There is direct vehicular access over a large resin driveway with standing for numerous cars leading to DOUBLE GARAGE (20'3 x 17'1) having up and over door, power and light. Pedestrian access to a sizeable private rear garden laid principally to lawn with patio area, mature trees and shrubs, well fenced boundaries, green house, brick built store and garden shed.



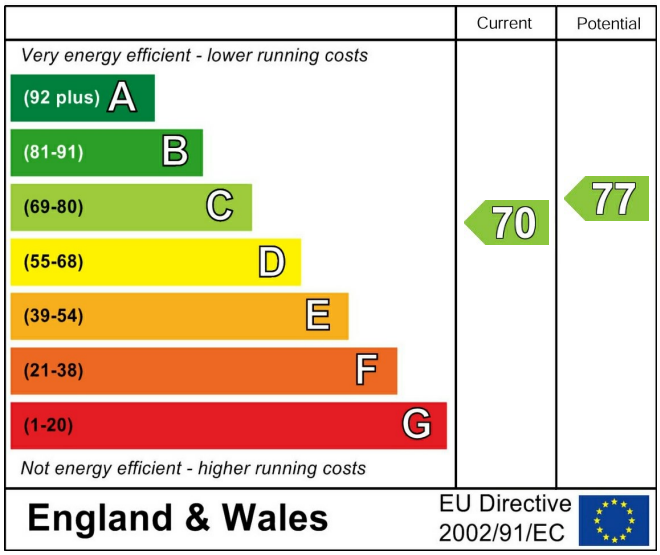




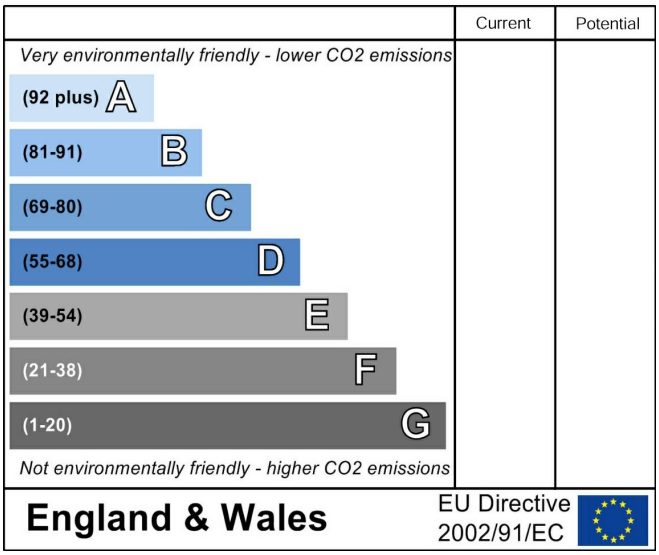




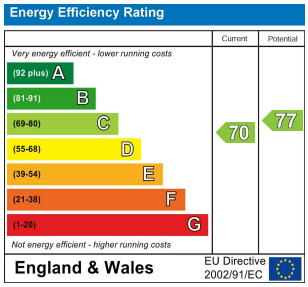
Energy Efficiency Rating

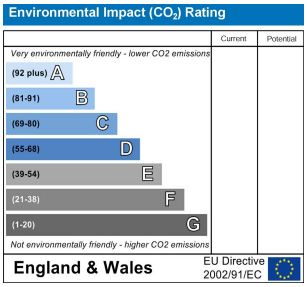


Environmental Impact (CO_2) Rating




Normandy Way
Ashby Rd
Station Rd
Burbage
Common
And Woods
Country Park
Hinckley
Hinckley Community
Diagnostic Centre
LASH HIL
Hinckley Rd
M69
Hinckley Rd
Hinckley Rd
Aston
Flamville
Burbage
Rugby Rd
M69
Watling St
B4114
M69
Google
Map data ©2026 Google







Approximate total area(1)

2372 ft²

Reduced headroom

13 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

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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