

# CASTLE ESTATES

1982

**A VERY SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A LARGE PLOT PRIVATE PLOT SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION**



**14 FORRESTERS ROAD  
BURBAGE LE10 2RX**

**Price £450,000**

- Entrance Hall
- Separate Dining Room
- Well Fitted Kitchen
- Four Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Lounge To Front
- Good Sized Sun Room
- Utility Room & Separate W.C.
- Family Bathroom
- Sizeable & Mature Private Rear Garden



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This very spacious detached family residence stands on a sizeable plot with ample off road parking, detached garage and a large rear garden. Viewing is essential.

The accommodation enjoys good sized entrance hall, attractive lounge to front, separate dining room opening onto sun room, well fitted kitchen with utility/pantry off, side passageway leading to separate w.c. To the first floor there are four good sized bedrooms and a family bathroom.

It is situated in a sought after non estate residential location within easy walking distance of Burbage village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very good indeed.

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

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

### **ENTRANCE HALL**

14'8 x 3'3 (4.47m x 0.99m )

having upvc double glazed front door and side windows with obscure glass, built in storage cupboard with internal radiator, wood effect flooring, dado rail, central heating radiator and coved ceiling. Spindle balustraded 'dog leg' staircase to First Floor Landing.





## LOUNGE

14'7 x 12 (4.45m x 3.66m)

having bay window to front, feature fireplace with inset fire, central heating radiator, tv aerial point, dado rail, coved ceiling and ceiling rose. Double doors opening onto Dining Room.





### DINING ROOM

12'11 x 11'10 (3.94m x 3.61m )

having feature fireplace with log burning stove, central heating radiator, dado rail, coved ceiling and ceiling rose. Upvc double glazed sliding doors opening onto Sun Room.





### SUN ROOM

12'4 x 10'4 (3.76m x 3.15m)

having polycarbonate roof with ceiling fan, central heating radiator, upvc double glazed windows and French doors opening onto the rear garden.



## KITCHEN

10 x 9'7 (3.05m x 2.92m )

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with rinsing bowl and mixer tap, space for rangemaster style cooker with cooker hood over, central heating radiator, upvc double glazed window and door to side passageway.



## UTILITY AREA

5'10 x 3'1 (1.78m x 0.94m )

having fitted shelving and base cupboard.

## SIDE PASSAGEWAY

19'1 x 2'4 (5.82m x 0.71m )

having upvc double glazed windows, doors to side and rear with obscure glass, Storage area with power and shelving

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**SEPARATE W.C.**

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



## FIRST FLOOR LANDING

9 x 7'6 (2.74m x 2.29m )

having large cupboard housing the central heating radiator, dado rail, coved ceiling and access to the boarded roof space with electric light, power socket and housing the gas-fired combi boiler.



**BEDROOM ONE**

12'9 x 11'10 (3.89m x 3.61m )

having an attractive range of fitted wardrobes and drawers, central heating radiator, covered ceiling and bay window to front, tv aerial socket.



**BEDROOM TWO**

13 x 10 (3.96m x 3.05m )

having central heating radiator, tv aerial point, double wardrobes, coved ceiling and upvc double glazed window to rear



### BEDROOM THREE

11'11 x 9'10 (3.63m x 3.00m)

having built in wardrobe, central heating radiator, tv aerial point, coved ceiling and upvc double glazed window to rear.



**BEDROOM FOUR**

10 x 6 (3.05m x 1.83m)

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



## BATHROOM

7'8 x 6'3 (2.34m x 1.91m )

having panelled bath with shower over and handheld attachment, glass shower screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks and upvc double glazed window with obscure glass to side.



**OUTSIDE**

There is direct vehicular to pebbled driveway with parking for several cars. A walled boundary and hedging to front. Shared access to further parking and GARAGE (19'8 x 8'5) with up and over door. A fully enclosed and sizeable rear garden with patio, pebbled seating area, lawn, mature trees and shrubs, well fenced and hedged boundaries.






AERIAL VIEW




AERIAL VIEW

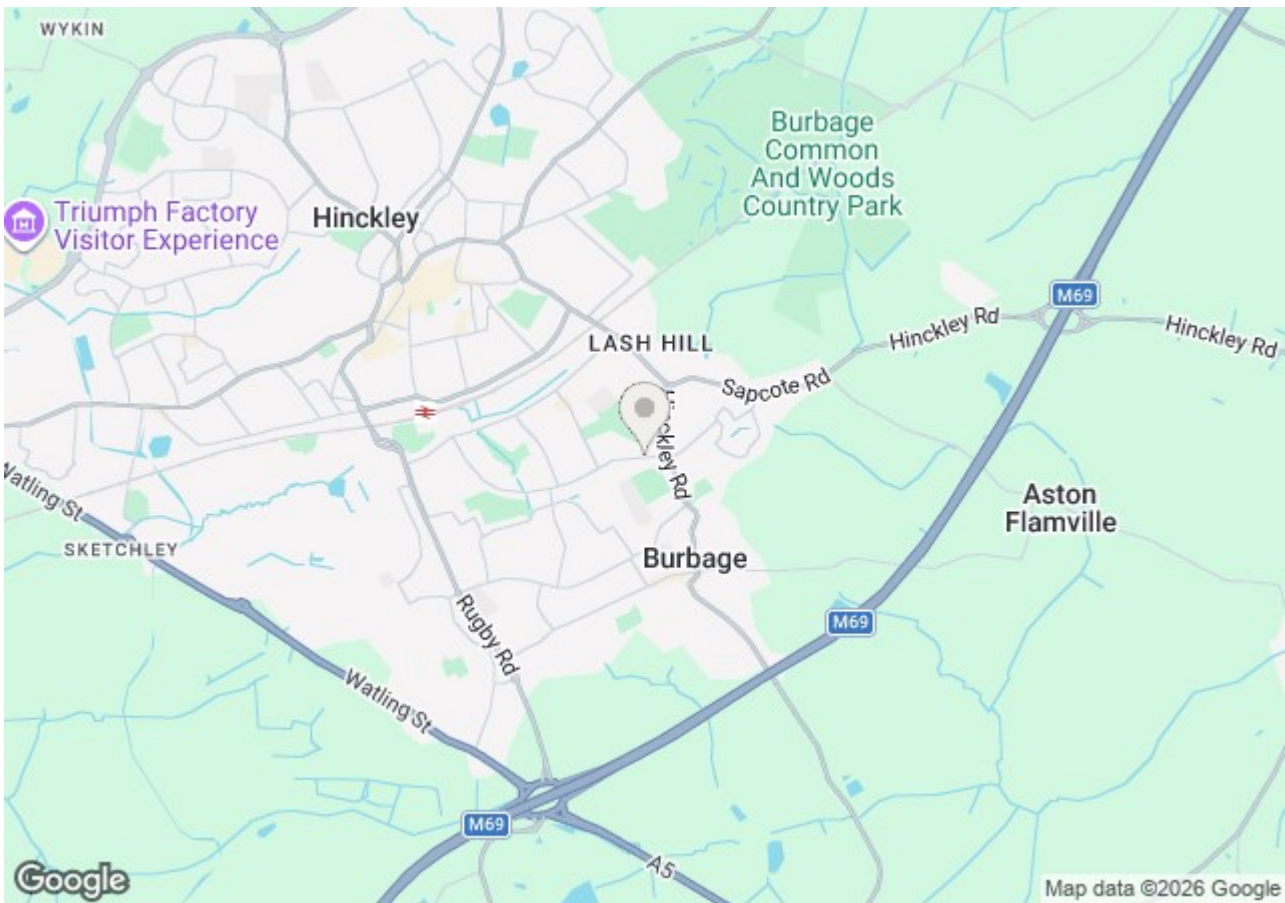


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

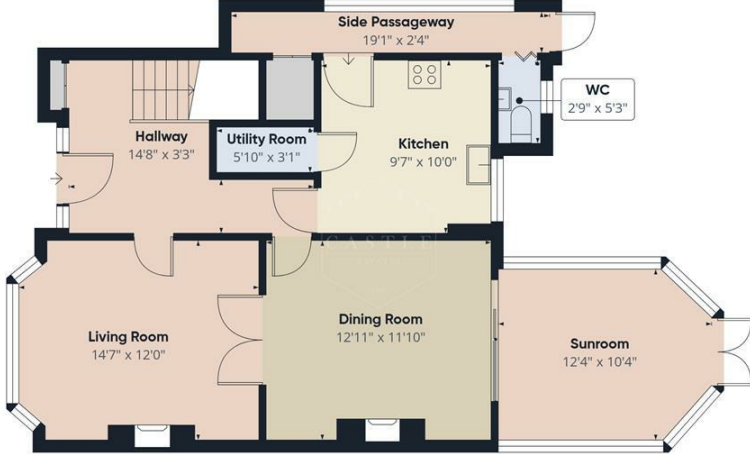
**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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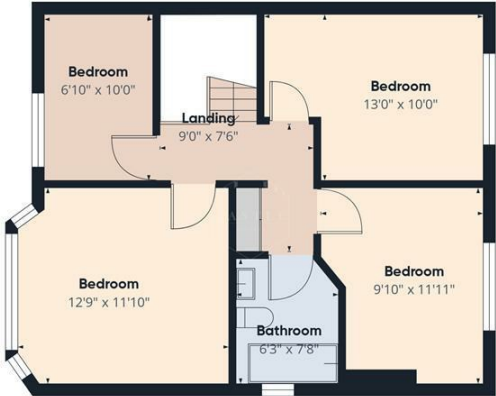


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1466 ft<sup>2</sup>

(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

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