CASTLE ESTATES

1982

A WELL APPOINTED TWO BEDROOMED TRADITIONAL MID TERRACE PROPERTY WITH GOOD SIZED GARDEN SITUATED IN A POPULAR AND CONVENIENT NON ESTATE RESIDENTIAL LOCATION



11 NEWSTEAD AVENUE
BURBAGE LE10 2JA

Offers In The Region Of £200,000

- Lounge To Front
- Rear Lobby
- Two Double Bedrooms
- Lawned Rear Garden
- Well Fitted Kitchen
- Family Bathroom
- Off Road Parking
- Popular Residential Location

CASTLE ESTATES 1982

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

This well appointed traditional mid terrace property is situated in a popular and convenient residential location, close to local 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.

The accommodation enjoys lounge to front, well fitted kitchen, rear lobby and a ground floor bathroom. On the first floor there are two double bedrooms. Outside the property has off road parking and a lawned rear garden. Viewing is essential.

COUNCIL TAX BAND & TENURE

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

LOUNGE

12'4 x 10'9 (3.76m x 3.28m)
having upvc double glazed front door, upvc double glazed bay window to front, feature fireplace with inset fire, tv aerial point, central heating radiator and coved ceiling.





INNER LOBBY

having staircase to First Floor Landing.

KITCHEN

11'8 x 10'1 (3.56m x 3.07m)

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, gas hob with cooker hood over, central heating radiator, under stairs storage cupboard and upvc double glazed window to rear.







REAR LOBBY

6'7 x 6'2 (2.01m x 1.88m)
having space and plumbing for washing machine, upvc double glazed window with obscure glass to side and door opening onto Garden.



BATHROOM

6'9 x 5'5 (2.06m x 1.65m)

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



FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

14'2 x 10'11 (4.32m x 3.33m)
having central heating radiator and two upvc double glazed windows to front.



BEDROOM ONE



BEDROOM TWO

14'2 x 10 (4.32m x 3.05m)
having central heating radiator and two upvc double glazed windows to rear.





OUTSIDE

There is direct vehicular access to a standing space for car. Shared pedestrian access to a rear garden with patio area, lawn, flower border and well fenced boundaries.



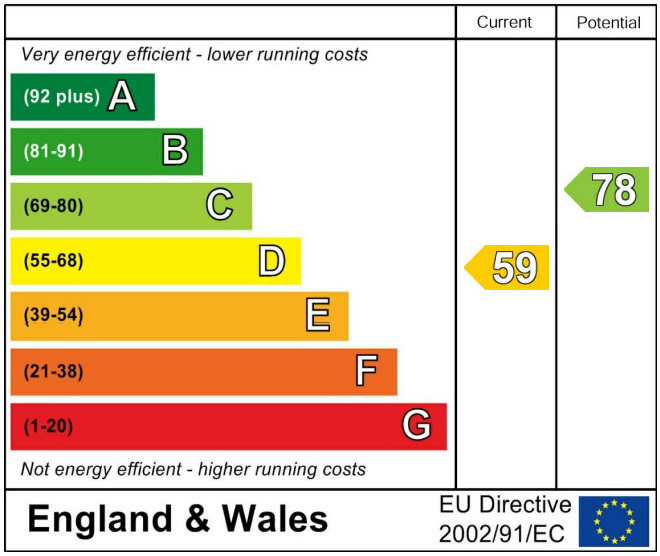




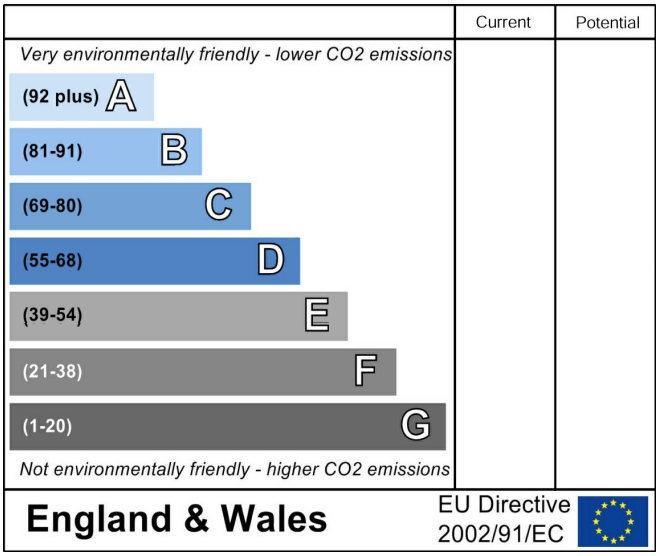


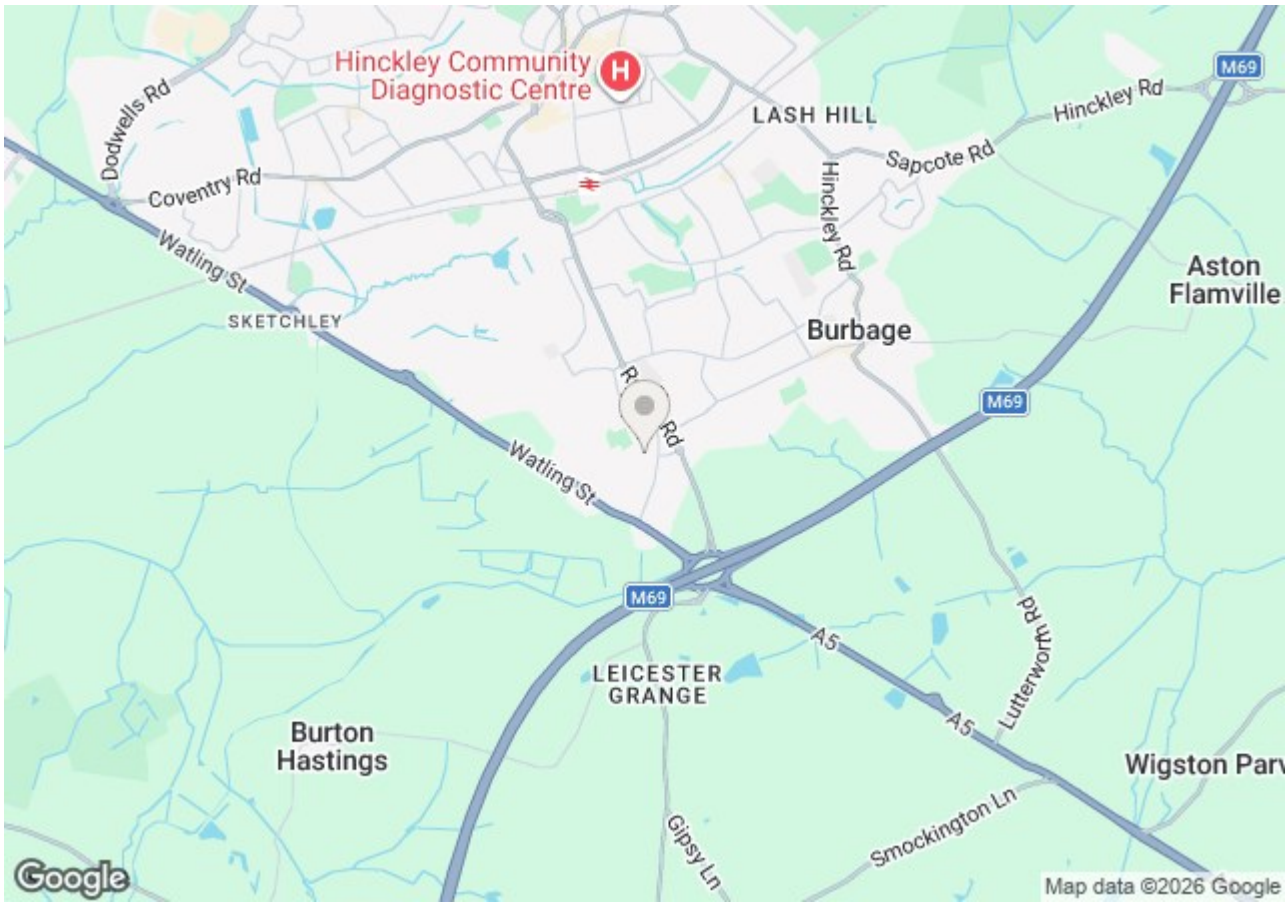


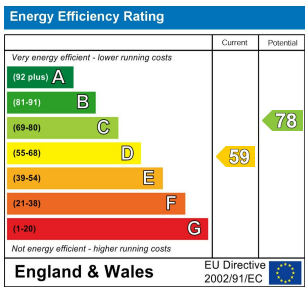
Energy Efficiency Rating

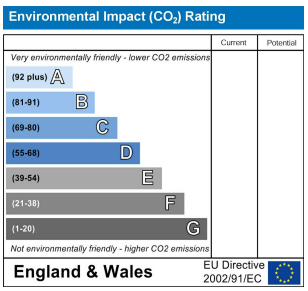


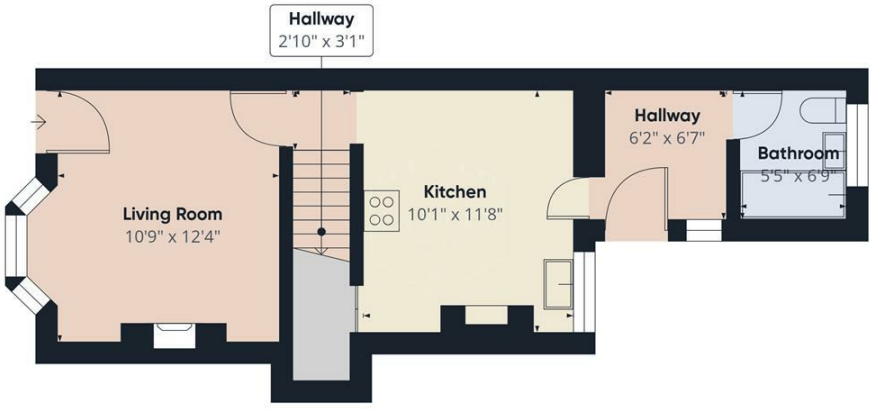
Environmental Impact (CO_2) Rating



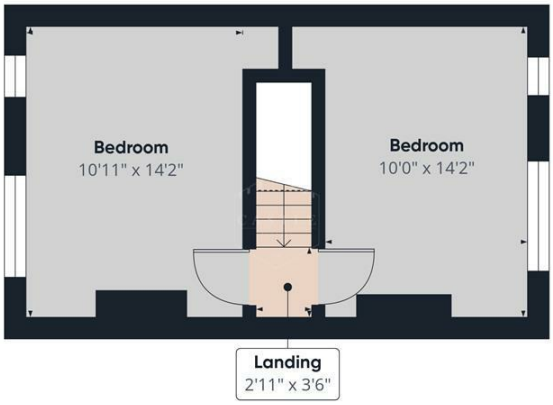

Hinckley Community Diagnostic Centre
Dodwells Rd
Coventry Rd
Watling St
SKETCHLEY
LASH HILL
Hinckley Rd
Sapcote Rd
Hinckley Rd
M69
Aston Flamville
Burbage
M69
Watling St
M69
A5
A5
Lutterworth Rd
LEICESTER GRANGE
Burton Hastings
Wigston Parv
Gipsy Ln
Smockington Ln
Google
Map data ©2026 Google







Floor 0





Floor 1

Approximate total area(1)

691 ft²

Reduced headroom

1 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