

# CASTLE ESTATES

1982

**A SPACIOUS FIVE BEDROOMED DETACHED FAMILY RESIDENCE IN NEED OF MODERNISATION STANDING ON A GOOD SIZED PRIVATE PLOT SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**81 FORRESTERS ROAD  
BURBAGE LE10 2RU**

**Offers In The Region Of £400,000**

- Enclosed Porch To Hall
- Separate Dining Room
- Laundry Room & Separate W.C.
- Shower Room & Family Bathroom
- Mature Sizeable Gardens
- Spacious Lounge To Front
- Kitchen
- Five Good Sized Bedrooms
- Ample Off Road Parking & Garage
- NO CHAIN - VIEWING ESSENTIAL



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**\*\* IN NEED OF MODERNISATION - NO CHAIN \*\*** A spacious detached family residence standing on a good sized plot situated in a most sought after non estate residential location.

The accommodation enjoys enclosed entrance porch leading to hall, spacious lounge and separate dining room, kitchen, rear lobby to laundry room and separate w.c. To the first floor there are five bedrooms, shower room and a family bathroom. Outside the property has ample off parking, garage and mature private gardens.

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

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

### **ENCLOSED PORCH**

having upvc double glazed front door and windows. Wooden inner door to Hall.

### **HALL**

12'4 x 7'11 (3.76m x 2.41m)

having windows with obscure glass, central heating radiator and staircase to the First Floor Landing with storage beneath.



**LOUNGE**

20'3 x 12'11 (6.17m x 3.94m )

having feature fireplace with inset fire, central heating radiator, tv aerial point, covered ceiling and upvc double glazed window to front.



## DINING ROOM

15'8 x 10'2 (4.78m x 3.10m )

having central heating radiator, coved ceiling, upvc double glazed window to rear and French doors opening onto Garden.



## KITCHEN

10'9 x 10 (3.28m x 3.05m )

having base units, drawers and wall cupboards, work surfaces with inset sink and ceramic tiled splashbacks, space for cooker, space for fridge freezer, central heating radiator and upvc double glazed window to rear.



## REAR LOBBY

10'3 x 3'5 (3.12m x 1.04m )

having upvc double glazed door to Garden.

## LAUNDRY ROOM

7'4 x 4'11 (2.24m x 1.50m)

having base unit with sink, space and plumbing for washing machine and upvc double glazed window to side.

## SEPARATE W.C.

having low level w.c. and pedestal wash hand basin.

## FIRST FLOOR LANDING

having central heating radiator and access to the roof space.

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## BEDROOM ONE

13'11 x 9'6 (4.24m x 2.90m )

having range of fitted furniture, central heating radiator and upvc double glazed window to front.



**BEDROOM TWO**

11'7 x 11 (3.53m x 3.35m)

having range of fitted furniture, central heating radiator and upvc double glazed window to rear.



**BEDROOM THREE**

11'10 x 9 (3.61m x 2.74m)

having range of fitted furniture, central heating radiator and upvc double glazed window to front.



## BEDROOM FOUR

9'5 x 9 (2.87m x 2.74m )

having range of fitted furniture, central heating radiator and upvc double glazed window to front.



**BEDROOM FIVE**

9'1 x 6'11 (2.77m x 2.11m)

having range of fitted furniture, central heating radiator and upvc double glazed window to rear.



## SHOWER ROOM

5'9 x 5'11 (1.75m x 1.80m )

having shower cubicle, vanity unit with wash hand basin, low level w.c., ceramic tiled walls and upvc double glazed window with obscure glass.



## BATHROOM

9'6 x 7 (2.90m x 2.13m)

having panelled bath, low level w.c., bidet, wash hand basin, ceramic tiled walls and upvc double glazed window with obscure glass.



**OUTSIDE**

There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to GARAGE (19'7 X 9'3) A lawned foregarden with mature shrubs. Pedestrian access to a sizeable lawned rear garden with mature shrubs and fenced boundaries.







AERIAL VIEW

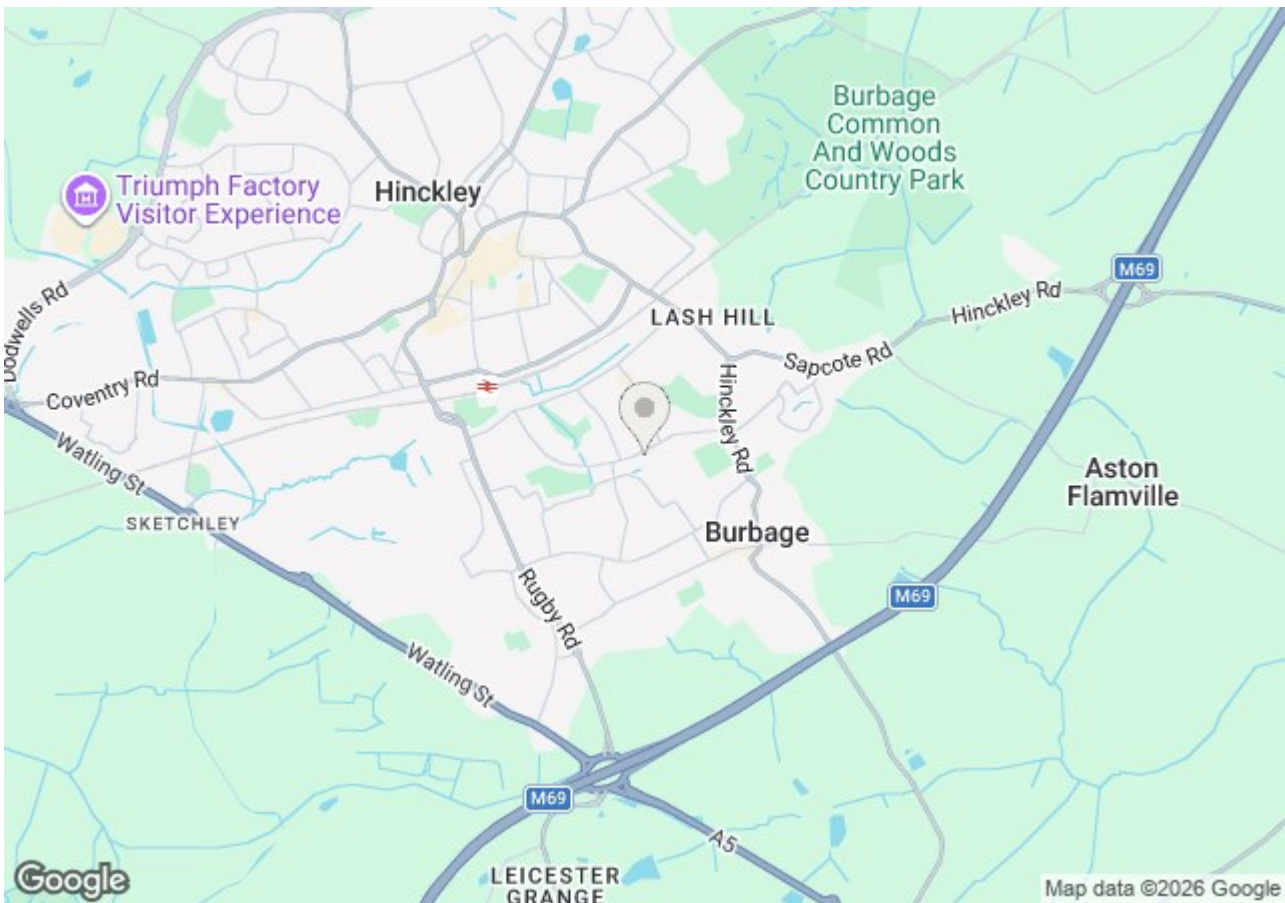


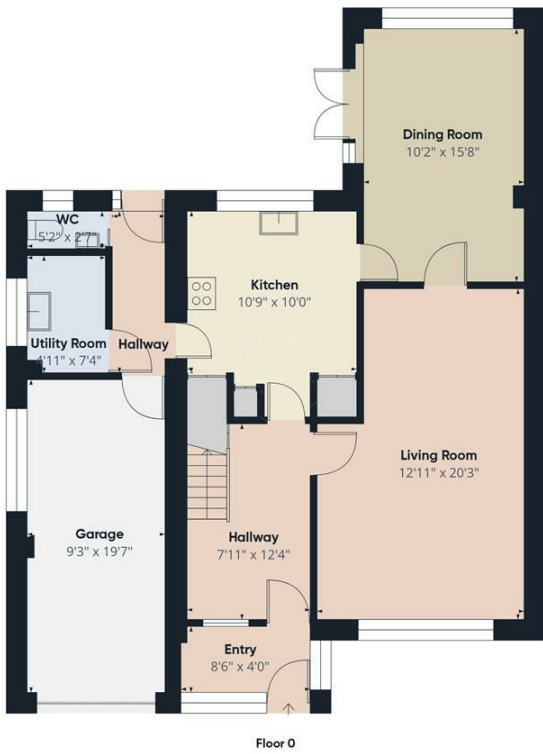
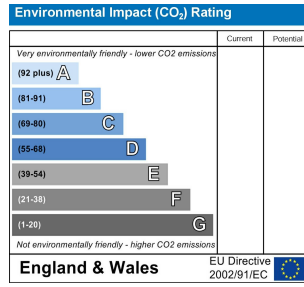
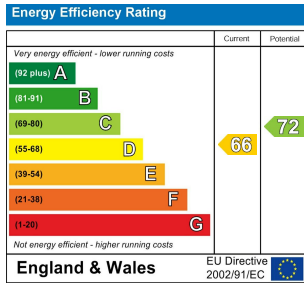
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>72</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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>  
1499 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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