

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED TWO BEDROOMED DETACHED BUNGALOW
STANDING ON A GOOD SIZED PRIVATE PLOT SITUATED IN A SOUGHT AFTER
RESIDENTIAL LOCATION**



**29 DE LA BERE CRESCENT
BURBAGE LE10 2EQ**

Offers In The Region Of £450,000

- Enclosed Porch To Hall
- Superb Breakfast Kitchen
- Contemporary Family Bathroom
- Detached Garage
- Sought After Residential Location
- Attractive Lounge
- Two Good Sized Bedrooms
- Ample Off Road Parking
- Sizeable Well Tended Gardens
- VIEWING ESSENTIAL



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www.castles-online.co.uk



**** VIEWING ESSENTIAL **** This beautifully presented and much improved detached bungalow must be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts enclosed porch leading to hall, attractive lounge to front, superb Shaker style breakfast kitchen with bi-fold doors opening onto garden, two double bedrooms and a contemporary family bathroom. Outside the property has ample off road parking, garage and good sized private gardens.

It is situated in a sought after village location within easy walking distance of Burbage village centre with its shops, schools and amenities. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

COUNCIL TAX BAND & TENURE

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

ENCLOSED PORCH

11 x 3 (3.35m x 0.91m)

having upvc double glazed front door and side windows, tiled floor and wooden door to Hall.

HALL

15'2 x 6'6 (4.62m x 1.98m)

having central heating radiator and access to the roof space.



LOUNGE

19'1 x 12'3 (5.82m x 3.73m)

having fireplace plinth, two central heating radiators, tv aerial point, upvc double glazed window to side and two upvc double glazed bow windows to front.





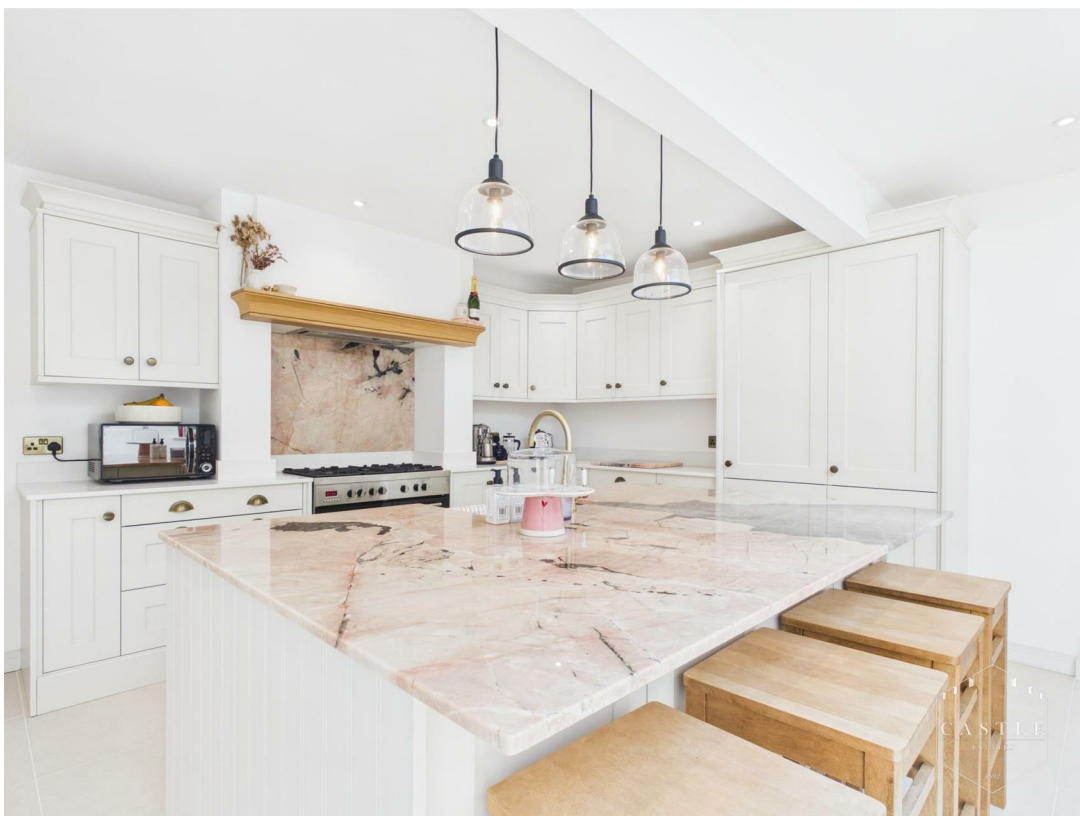


BREAKFAST KITCHEN

21'3 x 14'11 (6.48m x 4.55m)

having an excellent range of Shaker style units including base units, drawers and wall cupboards, Quartz work surfaces and upstand, matching island unit with contrasting Quartz work surface, inset Belfast style sink with feature tap, cupboards beneath and breakfast bar, space for rangemaster style cooker, integrated fridge freezer, integrated dishwasher, integrated washing machine, two central heating radiators, inset LED lighting, sky light and bi-fold doors opening onto Garden.











BEDROOM ONE

12 x 11'8 (3.66m x 3.56m)

having an attractive range of fitted furniture including wardrobes, bridging unit over the bed, dressing table with drawers, central heating radiator and upvc double glazed window to front.





BEDROOM TWO

9'8 x 8'10 (2.95m x 2.69m)

having fitted wardrobe, central heating radiator and upvc double glazed window to rear.





FAMILY BATHROOM

10'4 x 5'6 (3.15m x 1.68m)

having contemporary suite including panelled bath, separate shower cubicle with rain shower over and handheld shower, vanity unit with wash hand basin, ceramic tiled splashbacks, inset LED lighting, white heated towel rail and upvc double glazed window with obscure glass to rear.





OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE (17'4 x 8'11) with up and over door, window and side door. Electric car charging point. An easy to maintain pebbled foregarden. Pedestrian access to a fully enclosed rear garden with porcelain patio/seating areas, lawn, flower borders with mature shrubs and well fenced boundaries.







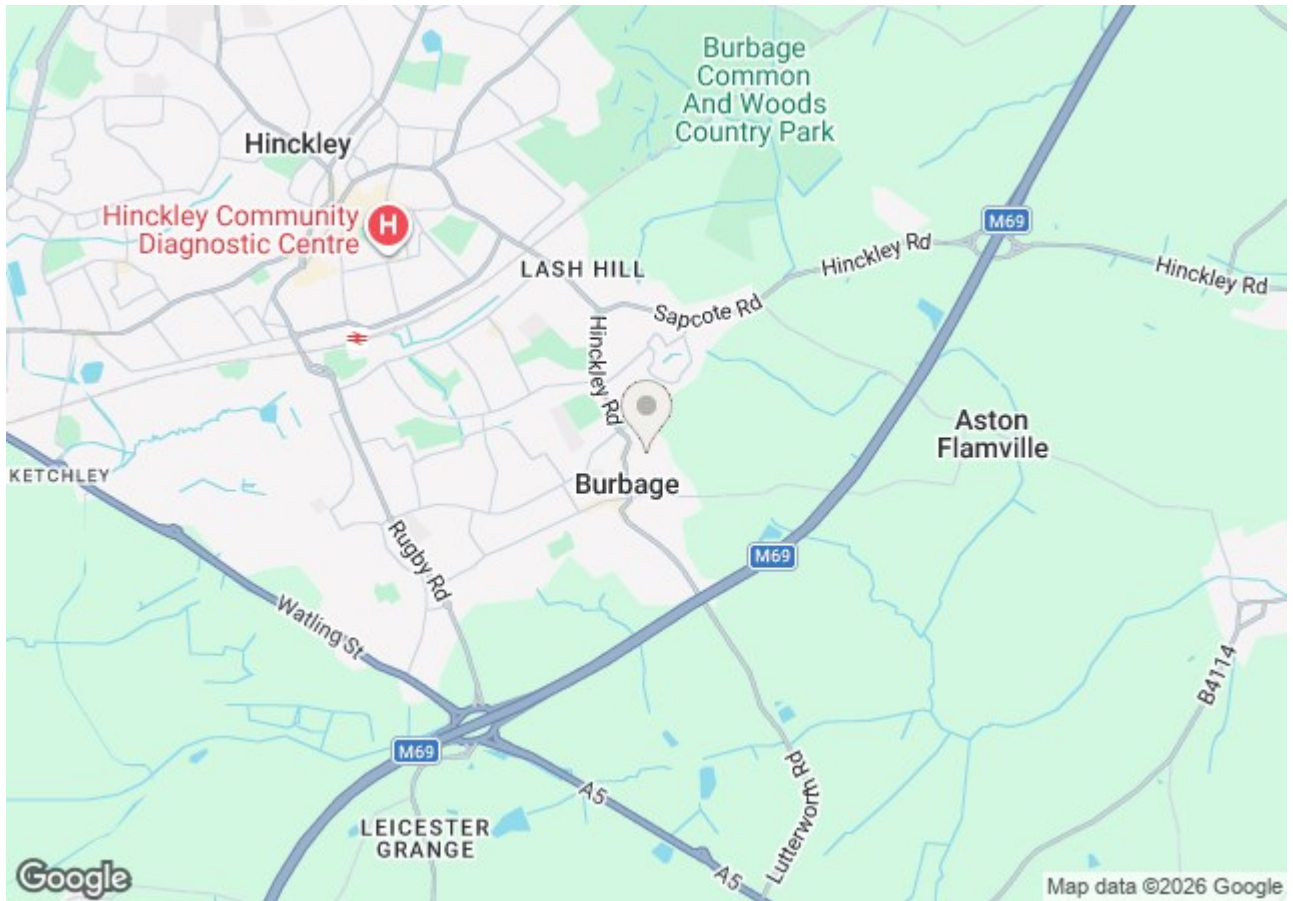


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1159 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
