

CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED SEMI DETACHED PROPERTY IN A QUIET CUL-DE-SAC LOCATION



**17 LILAC CLOSE
BURBAGE LE10 2TD**

Offers In The Region Of £230,000

- Entrance Vestibule
- Modern Refitted Kitchen
- Modern Refitted Bathroom
- Garage En Bloc
- Attractive Lounge
- Two Good Sized Bedrooms
- Pleasant Private Garden
- Gfch And Double Glazing



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This well presented semi detached property is located within easy distance of local shops, schools and amenities. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

The accommodation enjoys an entrance vestibule, attractive modern lounge and a well fitted kitchen. To the first floor there are two good sized bedrooms and modern family bathroom. Outside the property has a pleasant rear garden and garage en bloc.

COUNCIL TAX BAND & TENURE

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

ENTRANCE VESTIBULE

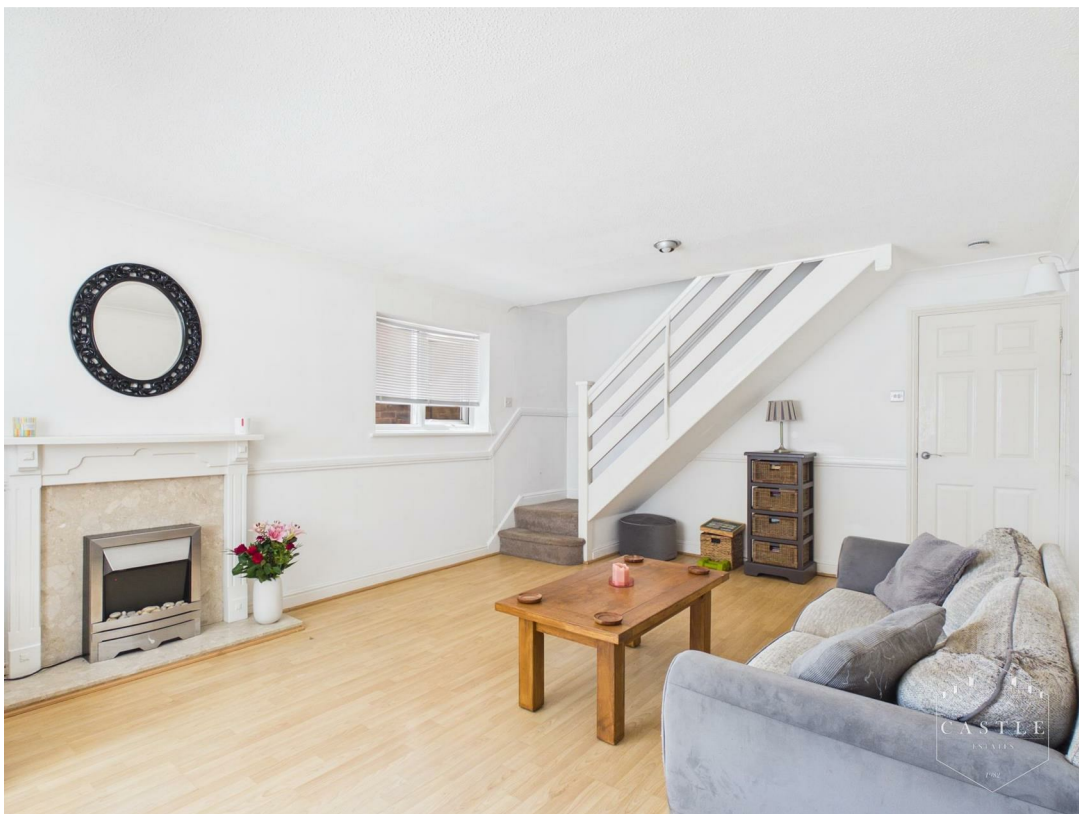
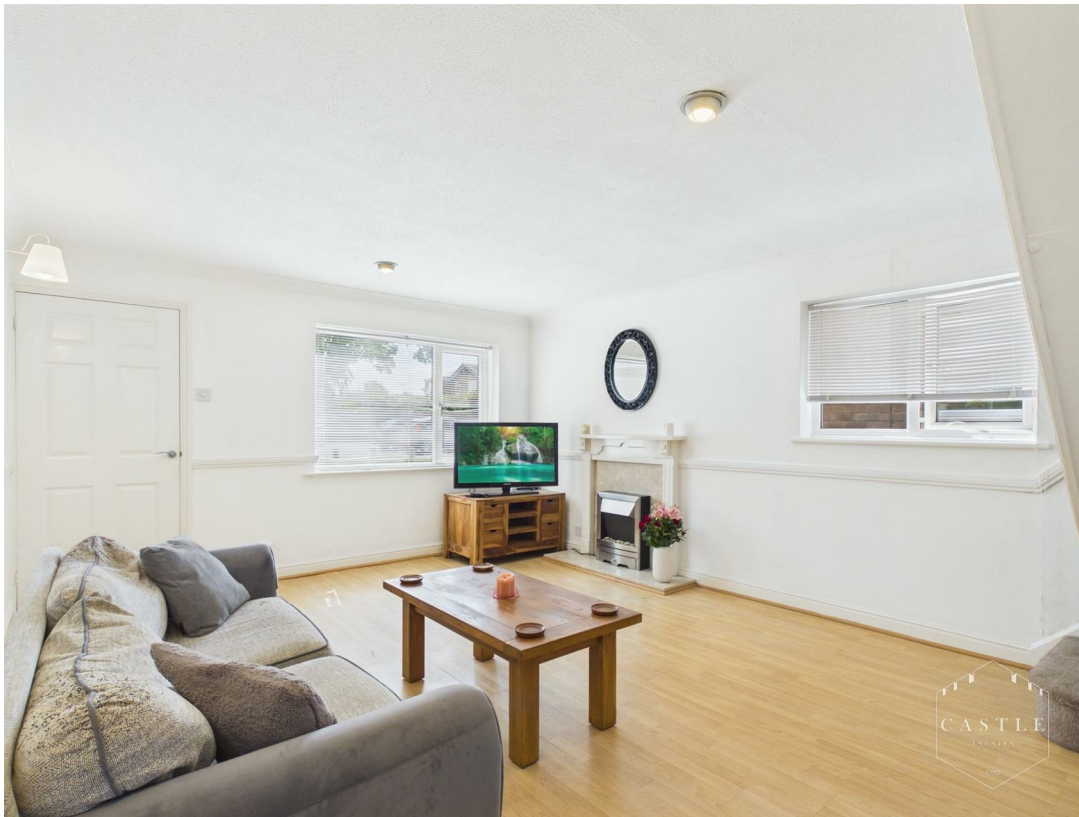
having upvc double glazed front door with obscure glass and side window with obscure glass, wood effect flooring and door to Lounge.



LOUNGE

17'2 x 12'10 (5.23m x 3.91m)

having Adam style fireplace with living flame gas fire, marble surround and hearth, tv aerial point, central heating radiator, wall light points, wood effect flooring, plaster coved ceiling, upvc double glazed window to front and side. Staircase to the First Floor Landing.



DINING KITCHEN

12'10 x 8'11 (3.91m x 2.72m)

having refitted with modern cream units including base units, drawers and wall cupboards, beech effect work surfaces and ceramic tiled splashbacks, stainless steel sink with mixer tap, space and plumbing for automatic washing machine, built in electric oven and grill, gas hob with extractor hood over, central heating radiator, upvc double glazed window to rear and upvc double glazed rear entrance door to garden.





FIRST FLOOR LANDING

5'8 x 4'8 (1.73m x 1.42m)

having access to the roof space.

BEDROOM ONE

12'10 x 9'1 (3.91m x 2.77m)

having central heating radiator, tv aerial point and two upvc double glazed windows to front.



BEDROOM TWO

12'11 x 8'11 (3.94m x 2.72m)

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



BATHROOM

7'11 x 5'1 (2.41m x 1.55m)

having white suite including panelled bath with power shower over, rail and curtain, pedestal wash hand basin, low level w.c., chrome heated towel rail, built in airing cupboard, wood effect flooring and upvc double glazed window with obscure glass to side.



OUTSIDE

There is a lawned foregarden and pebbled parking area. Pedestrian access to the fully fenced rear garden with patio area, lawn, flower and shrub borders. BRICK BUILT GARAGE EN BLOC



GARAGE EN BLOC



FRONT VIEW



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		
	69	85

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		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

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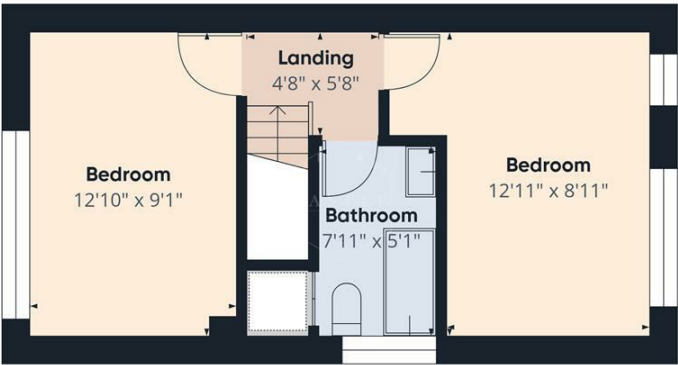




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(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



Floor 0



Floor 1

Approximate total area⁽¹⁾
670 ft²
Reduced headroom
12 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.

GIRAFFE 360

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
