

CASTLE ESTATES

1982

**A WELL APPOINTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE
STANDING ON A GOOD SIZED CORNER PLOT SITUATED IN A POPULAR AND
CONVENIENT LOCATION**



**26 FEATHERSTON DRIVE
BURBAGE LE10 2PN**

Price £240,000

- Entrance Hall
- Kitchen
- Three Bedrooms
- Lawned Rear Garden
- Attractive Lounge
- Ground Floor Family Bathroom
- Ample Off Road Parking
- Popular & Convenient Location



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A well appointed semi detached family residence standing on a good sized corner plot with ample off road parking for numerous cars and a private lawned rear garden.

The accommodation enjoys entrance hall, attractive lounge, kitchen and a ground floor modern family bathroom. To the first floor there are three bedrooms.

It is situated in a popular and convenient location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A5, M69 junctions making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

7'8 x 5'11 (2.34m x 1.80m)

having upvc double glazed front door with leaded lights, upvc double glazed window, wood effect flooring and central heating radiator. Feature staircase to First Floor Landing and useful under stair storage cupboard.



LOUNGE

16'3 x 10'10 (4.95m x 3.30m)

having feature fireplace with inset fire, tv aerial point, ornate coved ceiling, wood effect flooring, upvc double glazed windows to side and upvc double glazed bay window to front.



KITCHEN

11'2 x 9'7 (3.40m x 2.92m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker, space and plumbing for washing machine, central heating radiator and upvc double glazed window to rear. Upvc double glazed door to Rear Porch.



REAR PORCH

Having two outbuildings, one for storage and one with plumbing/WC, Upvc double glazed door leading to Garden.

FAMILY BATHROOM

9'11 x 9'3 (3.02m x 2.82m)

having panelled bath with shower over, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, chrome heated towel rail, two upvc double glazed windows with obscure glass.



FIRST FLOOR LANDING

8'2 x 5'5 (2.49m x 1.65m)

having built in storage cupboard, access to the roof space and upvc double glazed window to side.

BEDROOM ONE

16'3 x 10'11 (4.95m x 3.33m)

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



BEDROOM TWO

11'6 x 9'8 (3.51m x 2.95m)

having central heating radiator, built in storage housing a newly fitted combi boiler, tv aerial point and two upvc double glazed windows to rear.



BEDROOM THREE

10 x 9'6 (3.05m x 2.90m)

having central heating radiator, tv aerial point and upvc double glazed window to rear.



OUTSIDE

There is direct vehicular access over a sizeable block paved driveway with ample standing for numerous cars. Wrought iron gate leading to a side patio area, lawn, well fenced boundaries.





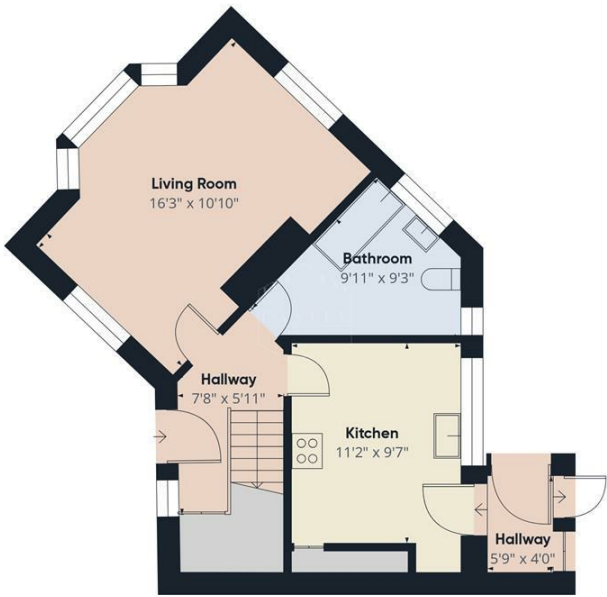


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

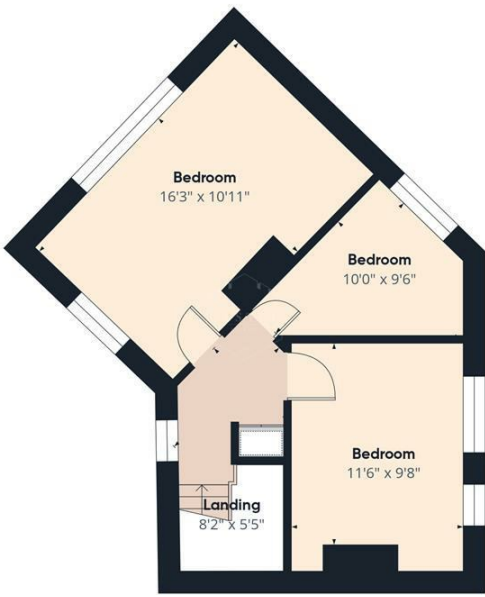
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
884 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.

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
