CASTLE ESTATES

1982

AN ATTRACTIVE THREE BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR BURBAGE LOCATION



34 AMBER WAY
BURBAGE LE10 2LG

Price £290,000

- Entrance Hall With Guest Cloakroom
- Modern Fitted Kitchen
- Two Further Good Sized Bedrooms
- Off Road Parking & Garage
- Popular Burbage Location
- Spacious Dual Aspect Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Lawned Gardens Front & Rear
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** POPULAR RESIDENTIAL LOCATION - VIEWING HIGHLY RECOMMENDED ** This detached family residence is situated in a popular and convenient location, close to all amenities including quality schools, shops and for those wishing to commute via A5 and M69 junctions.

The accommodation boasts entrance hall with guest cloakroom off, dual aspect lounge and a well fitted dining kitchen. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property enjoys off road parking, garage, lawned gardens front and rear. Viewing is highly recommended.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

6'3 x 5'9 (1.91m x 1.75m)
having composite front door, wood effect flooring and central heating radiator. Staircase to First Floor Landing.



GUEST CLOAKROOM

5'9 x 2'11 (1.75m x 0.89m)

having low level w.c., wash hand basin, wood effect flooring, central heating radiator and upvc double glazed window with obscure glass to front.



LOUNGE

22 x 9 (6.71m x 2.74m)
having two central heating radiators, tv aerial point, upvc double glazed window to front and French doors opening onto Garden.





DINING KITCHEN

15'10 x 9'7 (4.83m x 2.92m)

having an attractive range of gloss units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with rinser bowl and mixer tap, built in oven, stainless steel splashback and cooker hood over, integrated dishwasher, integrated fridge freezer, integrated washing machine, central heating radiator, wood effect flooring, under stairs storage cupboard, upvc double glazed window to rear and upvc double glazed door to side.







FIRST FLOOR LANDING

having access to the roof space.



MASTER BEDROOM

9'11 x 9'8 (3.02m x 2.95m)

having built in sliding mirror fronted wardrobes, central heating radiator and tv aerial point. Door to Ensuite Shower Room.





ENSUITE SHOWER ROOM

9'7 x 4'10 (2.92m x 1.47m)

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass to front.



BEDROOM TWO

9'9 x 9'3 (2.97m x 2.82m)
having central heating radiator, tv aerial point and upvc double glazed window to rear.



BEDROOM THREE

10'5 x 6'4 (3.18m x 1.93m)
having central heating radiator, tv aerial point and upvc double glazed window to rear.





BATHROOM

6'9 x 6'2 (2.06m x 1.88m)

having panelled bath, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, wood effect flooring, chrome heated towel rail and upvc double glazed window with obscure glass to side.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE (19'7 X 9'11) having up and over door, power, light and side personal door to garden. A lawned foregarden with hedged front boundary and path to front door. A fully enclosed rear garden with patio area, lawn, barked area and well fenced boundaries.







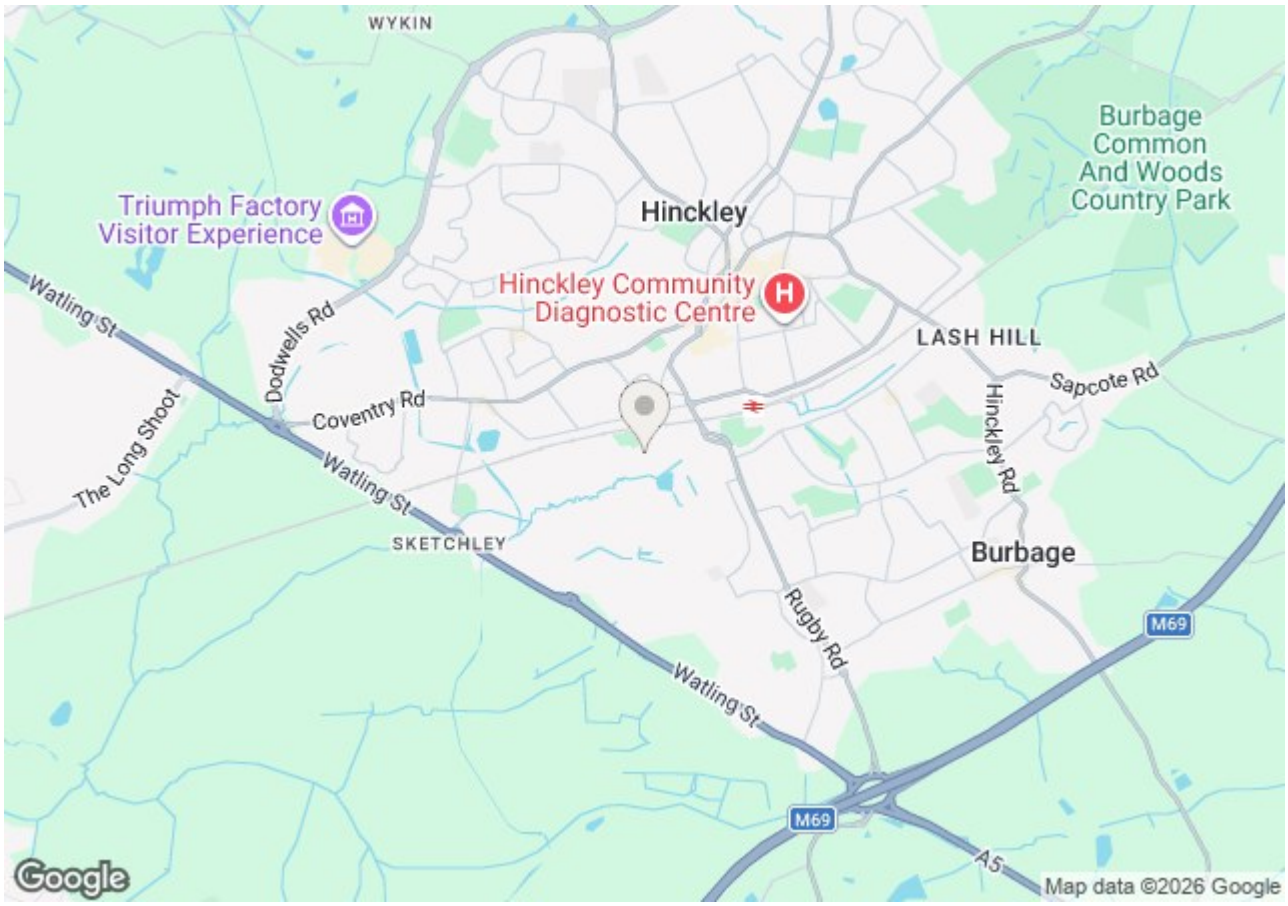


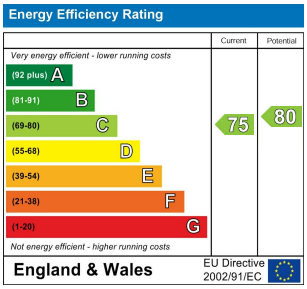
Energy Efficiency Rating

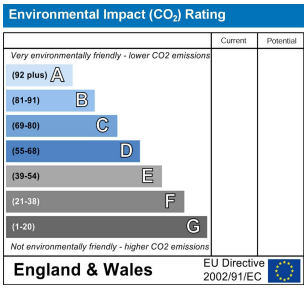
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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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