

# CASTLE ESTATES

1982

**A STUNNING, SPACIOUS AND IMPRESSIVE FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A PRIVATE CORNER PLOT SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION**



**69 GREENMOOR ROAD  
BURBAGE LE10 2LS**

**Offers In The Region Of £750,000**

- Impressive Hall
- Spacious Lounge/Dining Room
- Two Ground Floor Bedrooms With Ensuites
- Family Bathroom
- Ample Parking & Double Garage
- Useful Study
- Contemporary Fitted Kitchen & Utility Room
- Further Snug/Bedroom
- First Floor Master Suite With Dressing Area, Lounge Area & Ensuite
- Beautiful Landscaped Gardens



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Nestled in the desirable area of Greenmoor Road, Burbage, Hinckley, this stunning dormer style detached property offers an impressive living space of 1,292 square feet. Built in 1970, the property has been thoughtfully re-designed and extended over two floors in 2008 to provide both comfort and style, making it an ideal family home.

The layout of the home is both practical and inviting, allowing for a seamless flow between the living areas. The generous dimensions of the rooms create a sense of openness, while large windows invite natural light to fill the space, enhancing the overall ambiance.

Situated in a most sought-after residential location, this property is conveniently close to local amenities, schools, and parks. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield excellent.

Viewing is essential to fully appreciate the charm and potential of this remarkable property. Whether you are looking for a family home or a peaceful place to retire, this property is sure to impress. Do not miss the opportunity to make this stunning residence your own.

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

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

### **ENCLOSED PORCH**

6'4 x 5'5 (1.93m x 1.65m)

having composite front door, full height vaulted ceiling with large feature upvc double glazed windows to side. Upvc double glazed inner door and side windows with obscure glass leading to Hall.



**HALL**

10'8 x 4'4 (3.25m x 1.32m)

having tiled flooring and central heating radiator.



## LOUNGE/DINING ROOM

23'6 x 23 (7.16m x 7.01m)

having solid wood flooring, inset LED lighting, two central heating radiators, upvc double glazed windows to side and above, upvc double glazed French doors opening onto Rear Garden.







## BREAKFAST KITCHEN

19 x 11'8 (5.79m x 3.56m)

having excellent range of contemporary fitted units including base units, drawers and wall cupboards, marble work surfaces and inset sink with mixer tap, built in Neff CircoTherm double oven, Neff microwave, Neff grill oven, Neff coffee machine, Miele induction hob with Miele cooker hood over, integrated fridge freezer, integrated dishwasher, two warming drawers, inset LED lighting, central heating radiator, porcelain tiled flooring, upvc double glazed window to side and upvc double glazed window to front.







### UTILITY ROOM

10 x 8'9 (3.05m x 2.67m )

having range of fitted base units and wall cupboards, work surfaces with upstand, inset sink with mixer tap, space and plumbing for washing machine and tumble dryer, space for fridge, central heating radiator, tiled flooring and upvc double glazed window to front.



## REAR LOBBY

6'1 x 5'2 (1.85m x 1.57m )

having built in storage cupboard, central heating radiator, tiled flooring and upvc double glazed door to Rear Courtyard Garden.



CASTLE  
REALTY

**INNER HALL**

18'11 x 3'5 (5.77m x 1.04m )

having solid wood flooring and central heating radiator. 'Dog leg' staircase to First Floor Landing.



**STUDY**

8'3 x 7'11 (2.51m x 2.41m)

having solid wood flooring, central heating radiator and upvc double glazed window to side.



**SUNG/BEDROOM FOUR**

12 x 10'5 (3.66m x 3.18m)

having solid wood flooring, tv aerial point, central heating radiator and upvc double glazed French doors opening onto Rear Garden.



## BEDROOM TWO

15'5 x 9'11 (4.70m x 3.02m)

having range of built in wardrobes, central heating radiator and upvc double glazed window to rear. Door to Ensuite Bathroom.



## ENSUITE BATHROOM

8'6 x 6'4 (2.59m x 1.93m )

having P ended bath with shower over and glass screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, central heating radiator, fully tiled walls and flooring, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



CASTLE  
PROPERTY

**BEDROOM THREE**

11 x 9'11 (3.35m x 3.02m)

having central heating radiator and upvc double glazed window overlooking Rear Courtyard Garden.



## ENSUITE SHOWER ROOM

8'2 x 6'6 (2.49m x 1.98m )

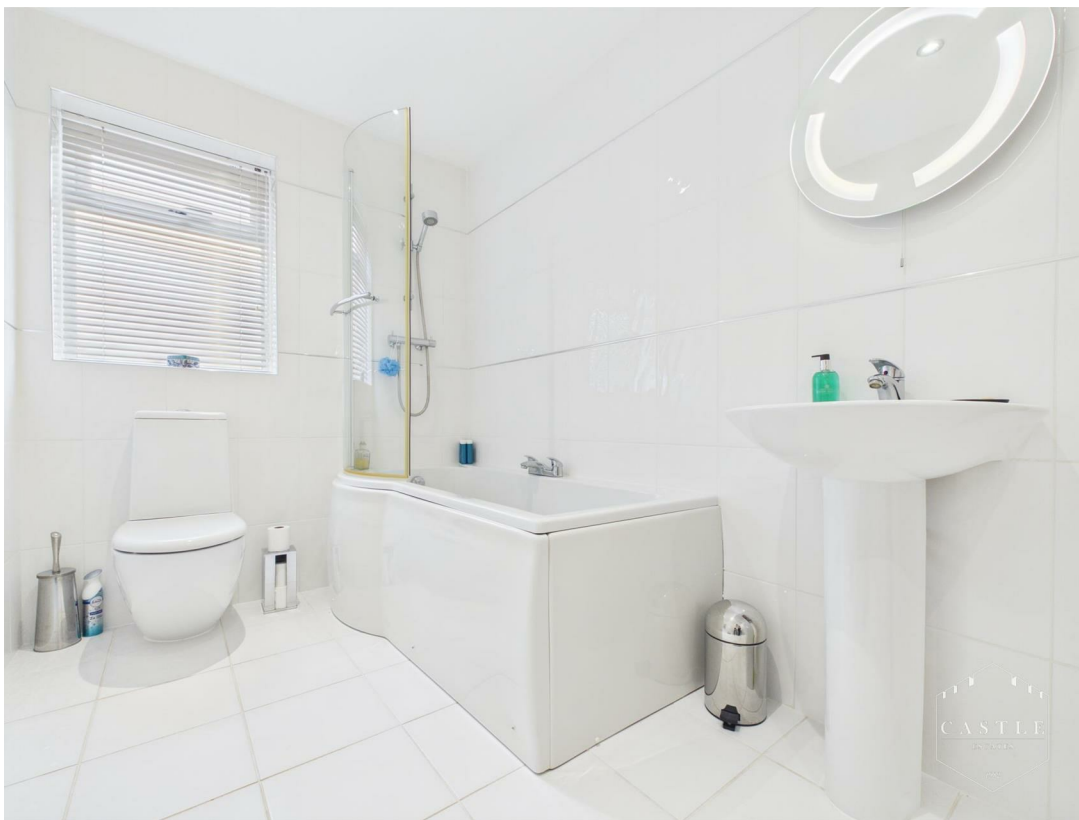
having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, chrome heated towel rail, central heating radiator, ceramic tiled walls and flooring, inset LED lighting and upvc double glazed window with obscure glass.



## FAMILY BATHROOM

11'9 x 6'2 (3.58m x 1.88m )

having P ended bath with shower over and glass screen, low level w.c., pedestal wash hand basin, central heating radiator, chrome heated towel rail, fully tiled walls and flooring, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



## FIRST FLOOR LANDING

6 x 3'9 (1.83m x 1.14m )

having upvc double glazed window to side and spindle balustrading.

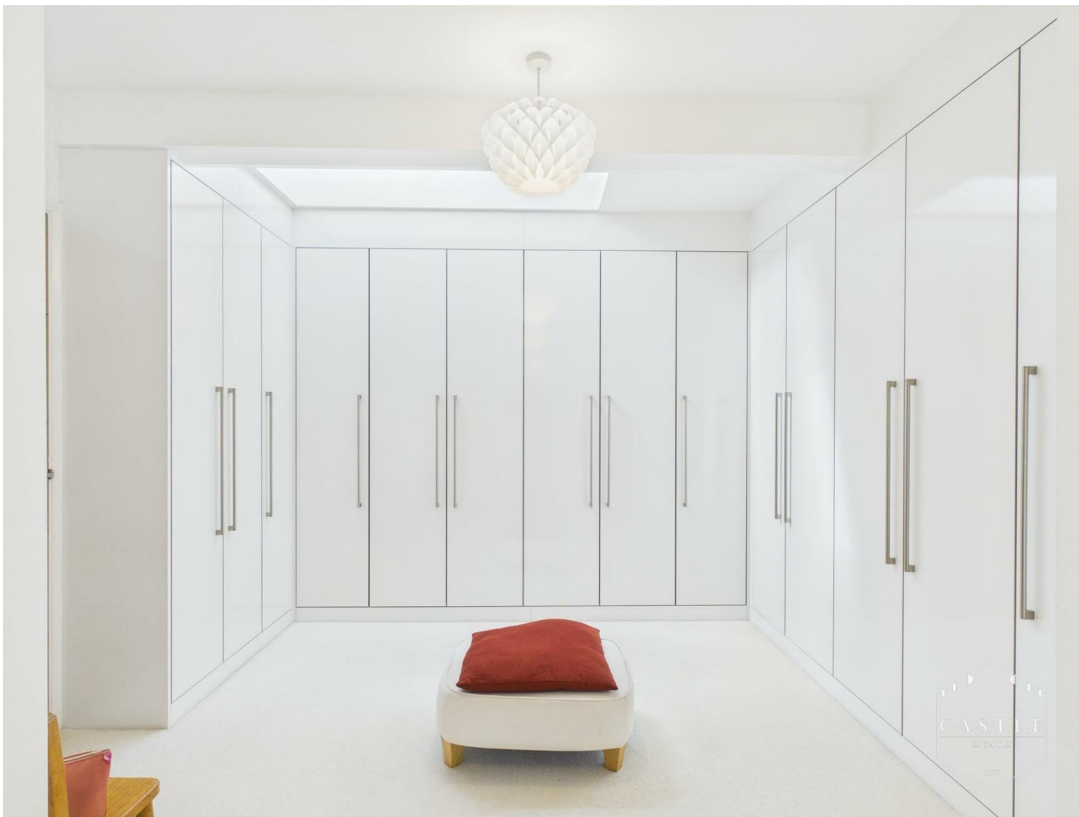
## MASTER BEDROOM SUITE

32'4 x 12'1 (9.86m x 3.68m)

DRESSING AREA having excellent range of fitted wardrobes. BEDROOM AREA having tv aerial point, central heating radiator, tv aerial point and Velux roof light with electric blind. SEATING AREA having central heating radiator and upvc double glazed window to rear. Door to Ensuite

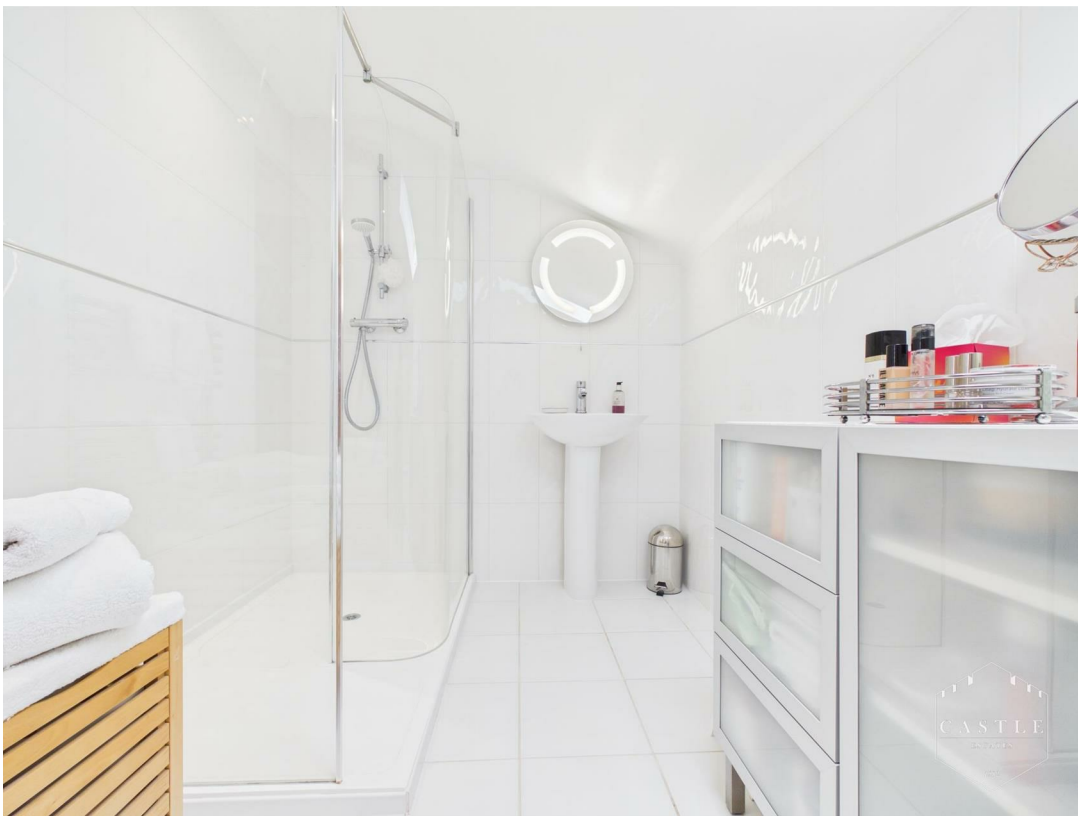






## MASTER BEDROOM SUITE - ENSUITE

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, chrome heated towel rail, central heating radiator, ceramic tiled walls and flooring, inset LED lighting and Velux roof light.



**MEZZANINE LANDING**

having upvc double glazed feature window overlooking hall and glass panel balustrade with views overlooking the Lounge Area.



## OUTSIDE

There is direct vehicular access off Sketchley Manor Lane leading to a sizeable block paved driveway with standing for several cars and DOUBLE GARAGE (16'9 x 16'8) with electric door, roof storage, power, light and fire door to Hall. Beautifully landscaped gardens surrounding the property with an array of features including black Indian sandstone slabs, lawn, mature trees, shrubs and flower borders, brick, fenced and hedged boundaries. South West aspect to the main garden. Private and not overlooked.











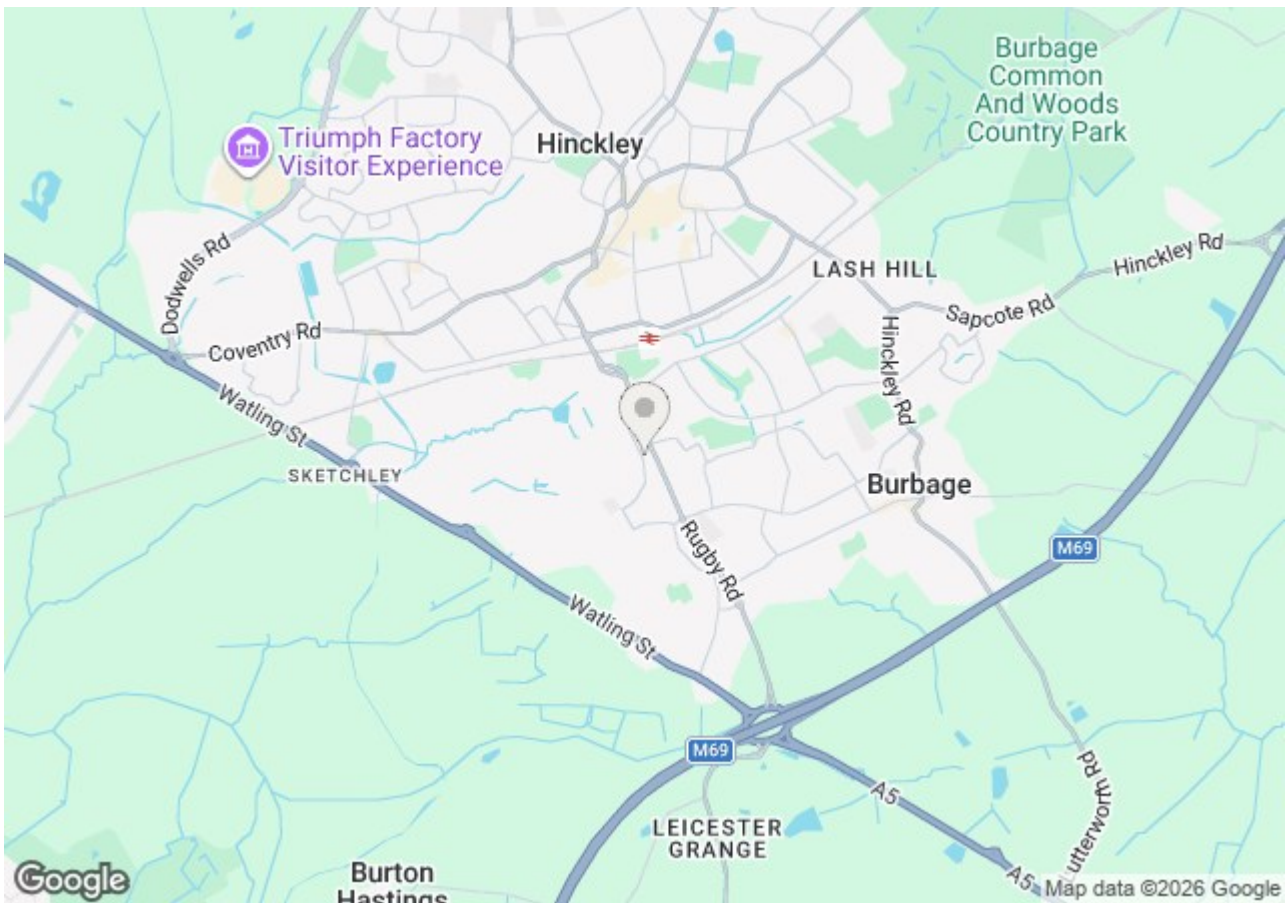


**Energy Efficiency Rating**

	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>		
(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		
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Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
2588 ft<sup>2</sup>  
Reduced headroom  
6 ft<sup>2</sup>

(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.

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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

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