CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH PRIVATE REAR GARDEN SITUATED IN A MOST DESIRABLE RESIDENTIAL LOCATION



11 ELM TREE DRIVE
BURBAGE LE10 2TX

Offers In The Region Of £475,000

- Impressive Entrance Hall & Guest Cloakroom
- Spacious Dual Aspect Lounge
- Separate Dining Room
- Good Sized Breakfast Kitchen
- Rear Lobby To Utility Room
- Four Good Sized Bedrooms
- Contemporary Family Bathroom
- Ample Off Road Parking & Garage
- Landscaped Private Rear Garden
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

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

This beautifully presented and much improved detached family residence must be viewed to fully appreciate its spacious accommodation, wealth of quality fixtures and fittings.

The accommodation boasts impressive hall with guest cloakroom, spacious dual aspect lounge, separate dining room, good sized Shaker style breakfast kitchen and separate utility. To the first floor there are four good sized bedrooms and a contemporary family bathroom. Outside the property has ample off road parking leading to garage and private landscaped rear garden.

It is situated in a most highly regarded location, convenient and walkable to both Hinckley and Burbage centres with their shops, schools and amenities. Those wishing to commute will find the proximity to the A47, A5 and M69 junctions makes travelling to further afield easily accessible.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band E (Freehold)

ENTRANCE HALL

11'7 x 6'2 (3.53m x 1.88m)
having composite front door and side windows with obscure glass, central heating radiator, panelled walls to half height, wood effect flooring and wall light point. Feature spindle balustraded staircase to First Floor Landing with useful storage cupboard beneath.





GUEST CLOAKROOM

5'2 x 4'3 (1.57m x 1.30m)
having integrated low level w.c., wash hand basin and vanity cabinets, central heating radiator and upvc double glazed window with obscure glass to front.



LOUNGE

22'7 x 12'1 (6.88m x 3.68m)

having feature wood fireplace with inset fire, marble back and hearth, two central heating radiators, coved ceiling, wall light points, upvc double glazed windows to front and rear. Upvc double glazed door opening onto Garden. Double doors to Dining Room.







DINING ROOM

10 x 8'9 (3.05m x 2.67m)
having central heating radiator, coved ceiling and French doors opening onto Garden.





BREAKFAST KITCHEN

22 x 9'3 (6.71m x 2.82m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, built in oven, ceramic hob with splashback and cooker hood over, integrated fridge freezer, central heating radiator, coved ceiling, tv aerial point, upvc double glazed windows to front and rear. Door to Rear Lobby.







REAR LOBBY

having door to garage, panelled walls and upvc double glazed windows. Upvc double glazed door to Garden.

UTILITY ROOM

5'11 x 4'11 (1.80m x 1.50m)

having butchers block work surface with Belfast sink, space and plumbing beneath for washing machine and tumble dryer, wall mounted gas fired boiler for central heating and domestic hot water, panelled walls. central heating radiator and upvc double glazed window to rear.



FIRST FLOOR LANDING

having spindle balustrading, access to the roof space, coved ceiling and panelled walls to half height.



BEDROOM ONE

12'3 x 10'2 (3.73m x 3.10m)
having range of built in Hammonds wardrobes and chest of drawers, coved ceiling, central heating radiator and upvc double glazed window to front.







BEDROOM TWO

12'1 x 9'9 (3.68m x 2.97m)
having range of fitted wardrobes and dressing table, coved ceiling, central heating radiator and upvc double glazed window to front.





BEDROOM THREE

having central heating radiator, wood effect flooring, coved ceiling and upvc double glazed window to rear.



BEDROOM FOUR

9'3 x 8'7 (2.82m x 2.62m)

having central heating radiator, wood effect flooring, coved ceiling and upvc double glazed window to rear.



FAMILY BATHROOM

8'9 x 5'6 (2.67m x 1.68m)

having panelled bath, separate shower cubicle, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass to rear.





OUTSIDE

There is direct vehicular access over a block paved driveway with standing for several cars leading to GARAGE (18'10 x 8'11) having up and over door, power and light. Pedestrian access to a fully enclosed landscaped private rear garden with patio area, lawn, seating areas, mature trees, shrubs and flower borders, well fenced boundaries.







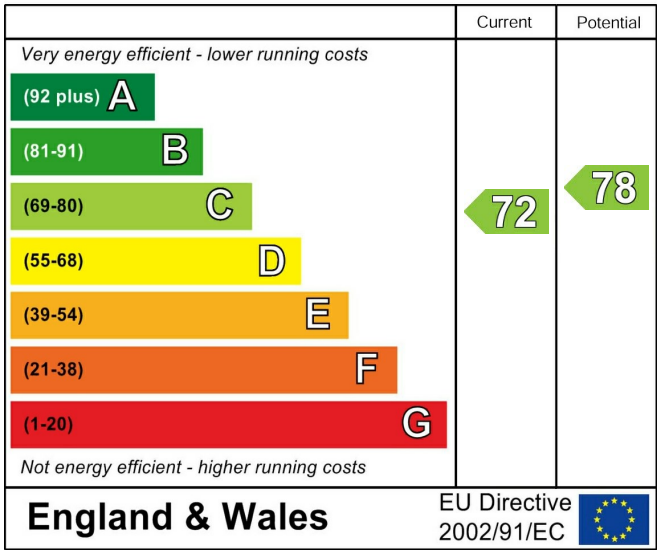




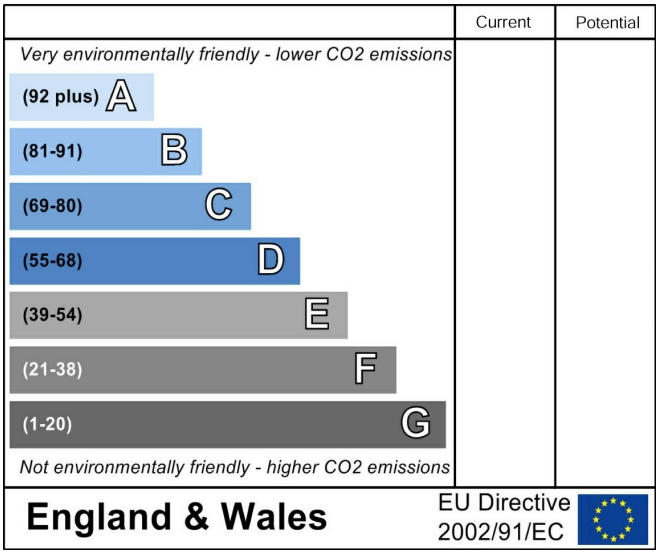


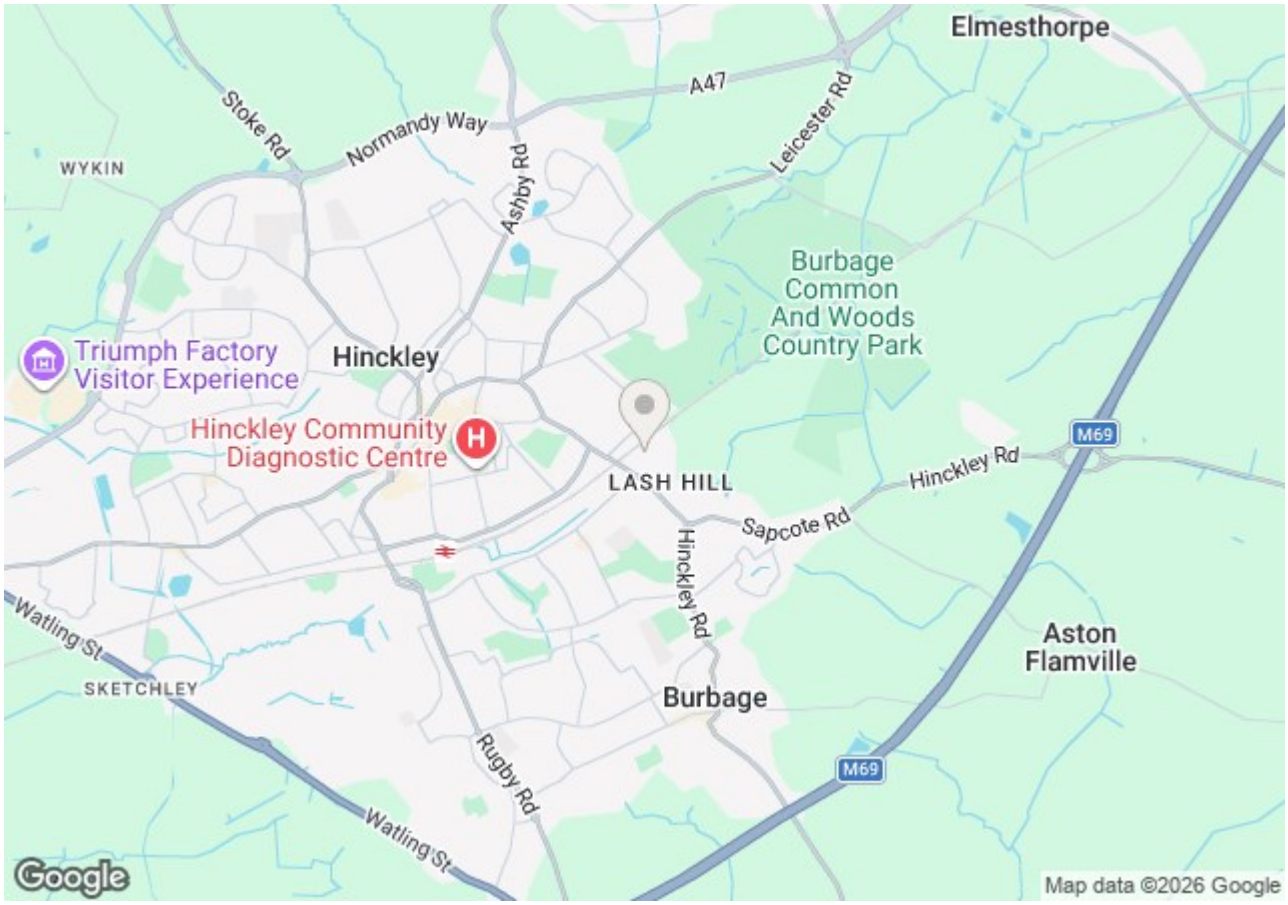


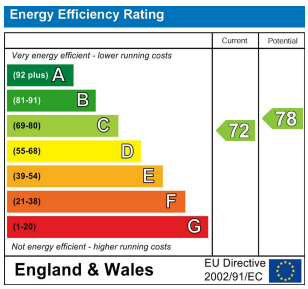
Energy Efficiency Rating

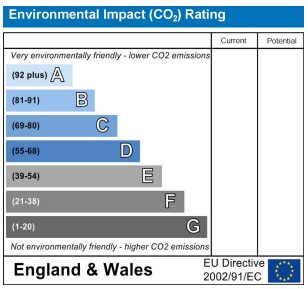


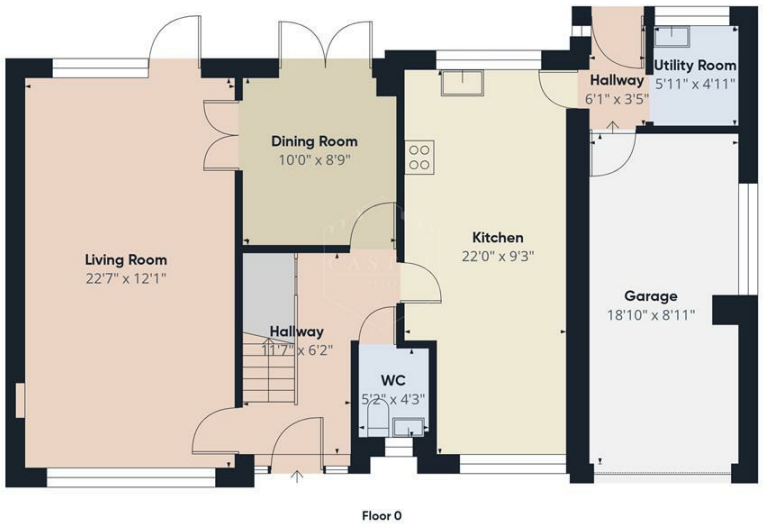
Environmental Impact (CO_2) Rating



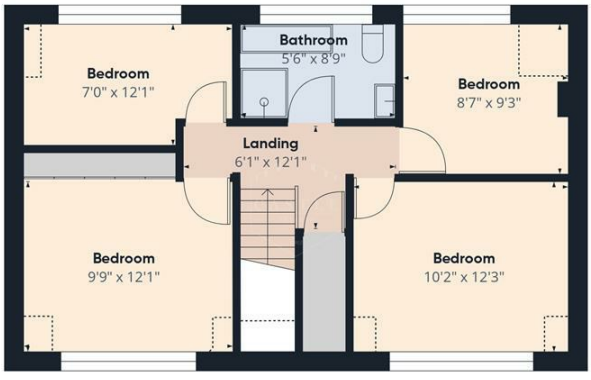

Elmesthorpe
A47
Stoke Rd
Normandy Way
Ashby Rd
Leicester Rd
WYKIN
Burbage
Common
And Woods
Country Park
Triumph Factory
Visitor Experience
Hinckley
Hinckley Community
Diagnostic Centre
LASH HILL
M69
Hinckley Rd
Sapcote Rd
Hinckley Rd
Watling St
SKETCHLEY
Aston
Flamville
Burbage
Rugby Rd
M69
Watling St
Google
Map data ©2026 Google







Floor 0



Floor 1



Approximate total area(1)

1430 ft²

Reduced headroom

22 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.

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