

CASTLE ESTATES

1982

A STUNNING AND SPACIOUS THREE BEDROOMED DETACHED DORMER STYLE FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH PRIVATE GARDENS SITUATED IN A MOST DESIRABLE LOCATION



3 ELM TREE DRIVE BURBAGE LE10 2TX

Price £650,000

- Impressive Entrance Hall With Guest Cloakroom
- Useful Ground Floor Office
- Attractive Sun Room
- Two Ensuites & Family Bathroom
- Private Landscaped Gardens Front & Rear
- Spacious Lounge & Separate Dining Room
- Well Fitted Breakfast Kitchen & Laundry Room
- Three Good Sized Bedrooms Over Two Floors
- Ample Off Road Parking & Double Garage
- Most Desirable & Convenient Non Estate Location



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**** VIEWING ESSENTIAL **** This delightful detached dormer style family residence must be viewed. The spacious accommodation allows for flexible living arrangements, making it suitable for both entertaining guests and enjoying quiet family time.

The accommodation boasts impressive hall with guest cloakroom off, attractive lounge to front, separate dining room, contemporary fitted breakfast kitchen, inner hall with useful laundry room, built in storage, office and a 'light and airy' sun room, ground floor bedroom and a family bathroom. To the first floor are two further double bedrooms both with ensuite shower rooms.

Outside the property has ample off road parking for numerous cars leading to a double garage. Good sized gardens to front and rear.

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).

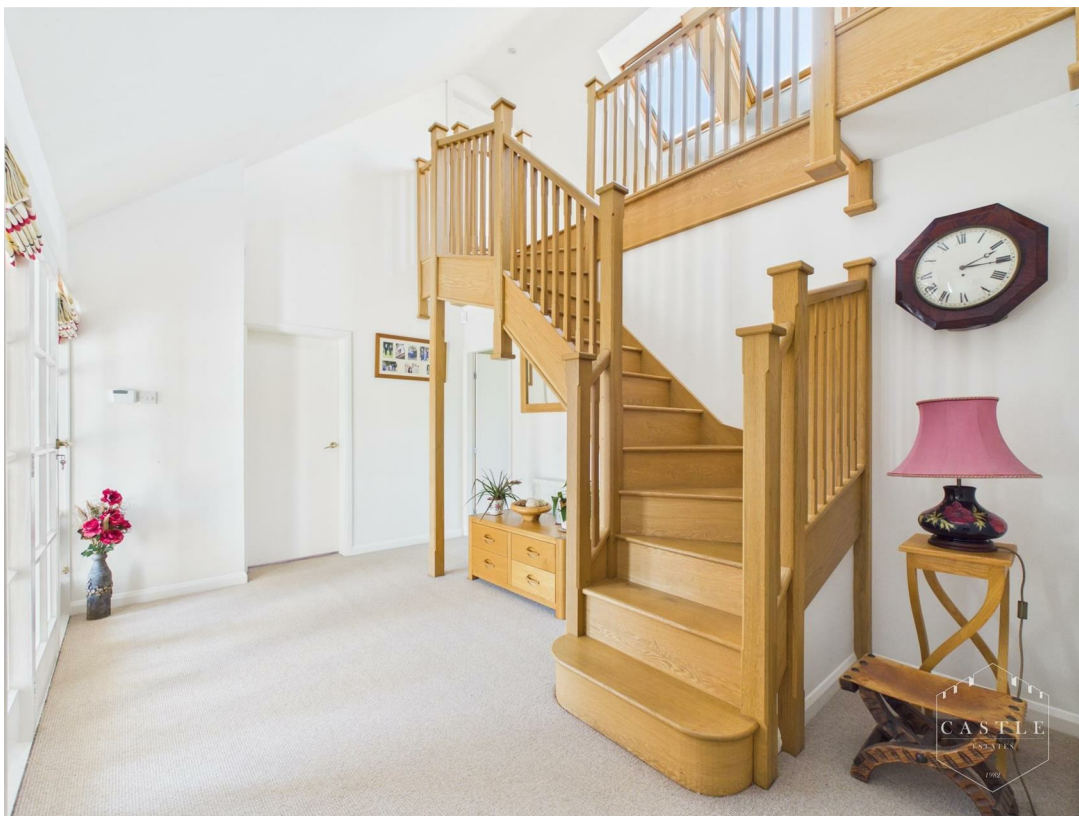
ENTRANCE PORCH

having composite front door with obscured glass side windows, wood panel glass windows and door opening onto Hall.

ENTRANCE HALL

17'11 x 10'9 (5.46m x 3.28m)

having upvc double glazed window to side, central heating radiator and feature oak spindle balustraded 'dog leg' staircase to First Floor Landing.





GUEST CLOAKROOM

6'6 x 3 (1.98m x 0.91m)

having integrated low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks and upvc double glazed window with obscure glass to side.



LOUNGE

20'11 x 13'11 (6.38m x 4.24m)

having feature minster style stone fireplace with inset fire, two central heating radiators, coved ceiling with ceiling rose, wall light points, tv aerial point, upvc double glazed windows to side and front.



DINING ROOM

14'10 x 10'9 (4.52m x 3.28m)

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



BREAKFAST KITCHEN

20'11 x 11 (6.38m x 3.35m)

having an attractive range of contemporary gloss units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, matching island unit, feature arch with space for rangemaster style cooker with extractor fan above, space for upright fridge freezer, central heating radiator, upvc double glazed windows to front and rear. WALK IN PANTRY having fitted base cupboard with work surface and upvc double glazed window with obscure glass.







INNER HALL

having wooden door to storage room and upvc double glazed door to garden.

LAUNDRY ROOM

7'10 x 2'7 (2.39m x 0.79m)

having space and plumbing for washing machine, central heating radiator and upvc double glazed window with obscure glass to rear.

OFFICE

11'5 x 7'8 (3.48m x 2.34m)

having central heating radiator and upvc double glazed window.



SUN ROOM

14'10 x 12'10 (4.52m x 3.91m)

having wood effect flooring, wall light points, central heating radiator, glass roof, upvc double glazed windows and door to Garden. Door to Garage.



BEDROOM THREE

13'11 x 12'10 (4.24m x 3.91m)

having an excellent range of fitted furniture including wardrobes, chest of drawers and bedside cabinets, central heating radiator, coved ceiling with ceiling rose, wall light points and upvc double glazed window to rear.



FAMILY BATHROOM

11'5 x 10'5 (3.48m x 3.18m)

having luxury suite including freestanding bath with central mixer tap, large shower cubicle with rain shower and handheld shower over, vanity unit with freestanding basin, built in storage cupboard, ceramic tiled splashbacks, wood effect flooring, chrome heated towel rail, upvc double glazed window with obscure glass to side.



FIRST FLOOR LANDING

having feature balustrading, central heating radiator and two double glazed velux roof lights.



BEDROOM ONE

17'2 x 13'1 (5.23m x 3.99m)

having range of fitted furniture including wardrobes and bedside cabinets, central heating radiator, velux roof light and upvc double glazed window to front.



ENSUITE SHOWER ROOM

13 x 8'8 (3.96m x 2.64m)

having shower cubicle, low level w.c., wash hand basin, central heating radiator, double glazed velux roof light and upvc double glazed window with obscure glass to front.



BEDROOM TWO

17 x 11'2 (5.18m x 3.40m)

having central heating radiator, two double glazed velux roof lights.



ENSUITE SHOWER ROOM

13'1 x 6'10 (3.99m x 2.08m)

having shower cubicle with rain shower over, low level w.c., vanity unit with wash hand basin, extractor fan, chrome heated towel rail and upvc double glazed window with obscure glass to side. Door to Attic Area.



ATTIC AREA

20'5 x 14'1 (6.22m x 4.29m)

OUTSIDE

There is direct vehicular access over a large tarmac driveway with standing for numerous cars leading to DOUBLE GARAGE (18'6 X 18'11) having up and over door, power and light, Landscaped front garden with walled boundary, feature pebbled area, lawn, mature trees, shrubs and flower borders. A fully enclosed and private hard landscaped rear garden with an array of features including raised flower beds, shrubs, trees and seating areas, wooden pegola and well fenced boundaries.



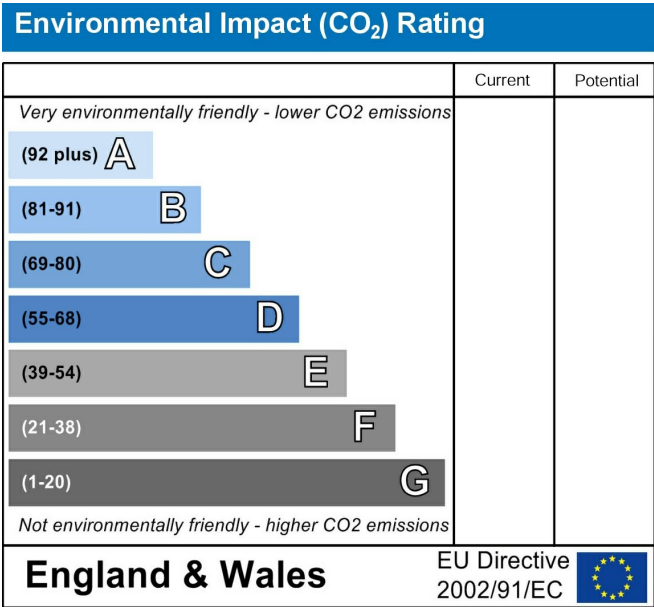
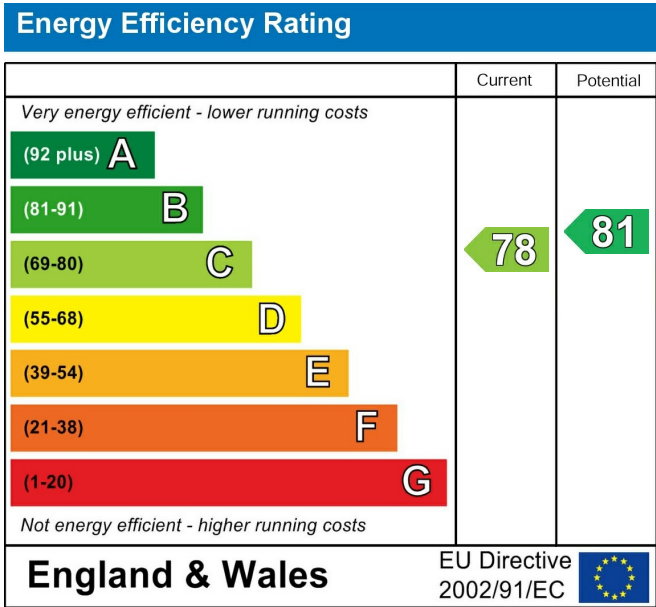


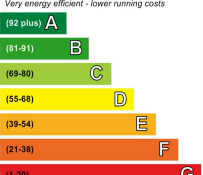
OUTSIDE - FRONT ELEVATION

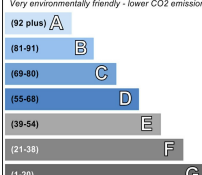


OUTSIDE - FRONT GARDEN





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Current	Potential
		78	81
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Very environmentally friendly - lower CO ₂ emissions		Current	Potential
			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾
3137 ft²
Reduced headroom
474 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
