

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED TWO BEDROOMED  
DETACHED BUNGALOW WITH PRIVATE LANDSCAPED REAR GARDEN SITUATED  
IN A SOUGHT AFTER BURBAGE LOCATION**



**65 THE RIDGEWAY  
BURBAGE LE10 2NR**

**Price £350,000**

- Enclosed Porch To Hall
- Sun Room
- Well Fitted Kitchen
- Modern Shower Room
- Landscaped Private Gardens
- Attractive Lounge
- Separate Dining Room
- Two Good Sized Bedrooms
- Ample Off Road Parking & Garage
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** This beautifully presented and much improved detached bungalow must be viewed to fully appreciate its wealth of highest quality fixtures and fittings.

The accommodation boasts enclosed porch to hall, attractive lounge opening onto sun room, separate dining room, well fitted kitchen, two good sized bedrooms and a modern shower room. Outside the property has ample off road parking, garage and landscaped gardens front and rear.

It is situated in a popular convenient location, ideal for both Burbage and Hinckley centres with their range of shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very good.

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

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

### **ENCLOSED PORCH**

4'11 x 2'4 (1.50m x 0.71m )

having composite front door and side window with obscure glass. Door to Hall

### **HALL**

15'6 x 3'1 (4.72m x 0.94m )

having tiled flooring, central heating radiator, coved ceiling and access to the roof space.



**LOUNGE**

16'8 x 10'9 (5.08m x 3.28m )

having feature fireplace with inset fire, marble back and hearth, tv aerial point, coved ceiling, central heating radiator, upvc double glazed window to side and archway to Dining Room. Upvc double glazed French doors opening onto Sun Room.





## SUN ROOM

9'1 x 8'9 (2.77m x 2.67m )

having wood effect flooring, polycarbonate roof, upvc double glazed windows and French doors opening onto Garden.





**DINING ROOM**

8'6 x 7'8 (2.59m x 2.34m )

having central heating radiator, coved ceiling and upvc double glazed window to side.



**KITCHEN**

11'10 x 8'7 (3.61m x 2.62m)

having an attractive range of contemporary gloss units including base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, integrated fridge freezer, space and plumbing for washing machine and tumble dryer, integrated dishwasher, inset LED lighting, upvc double glazed window to rear and upvc double glazed door to side.

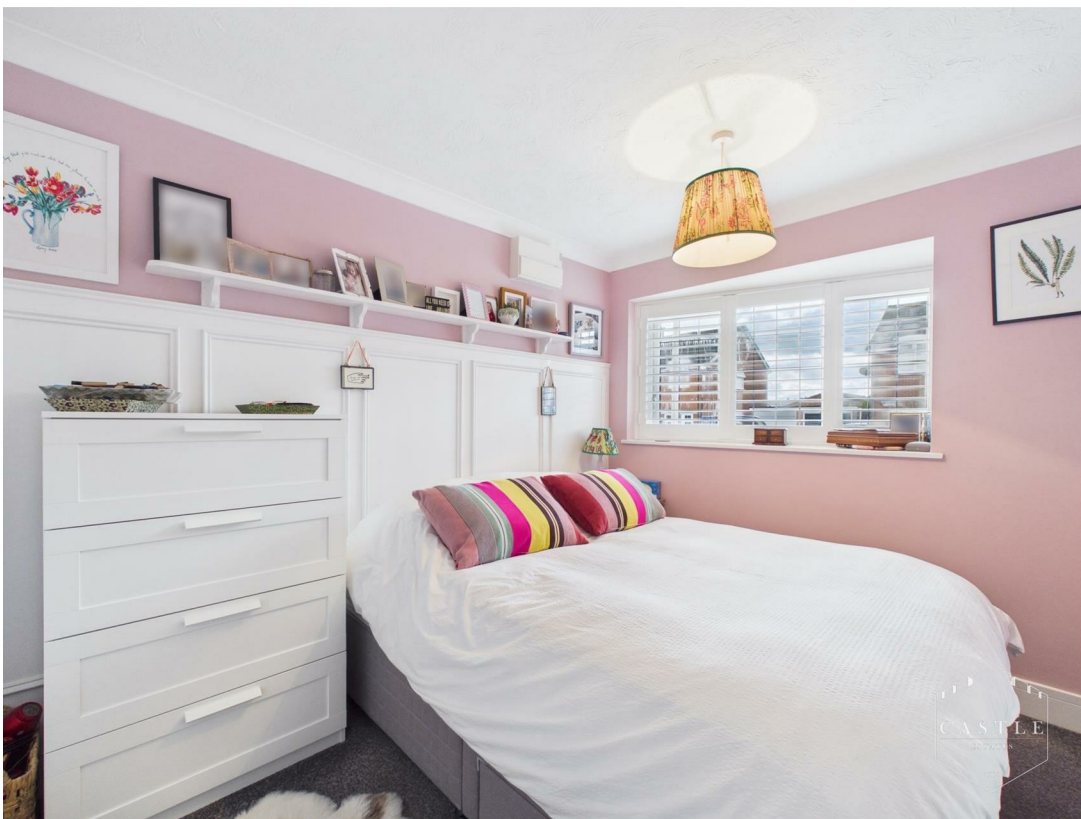




### **BEDROOM ONE**

10'4 x 8'6 (3.15m x 2.59m )

having built in wardrobes, feature panelled wall, coved ceiling, tv aerial point, central heating radiator and upvc double glazed window to front.





**BEDROOM TWO**

9'6 x 7'3 (2.90m x 2.21m )

having built in wardrobes, coved ceiling, central heating radiator and upvc double glazed window to front.





## SHOWER ROOM

7'3 x 6'6 (2.21m x 1.98m )

having shower cubicle, integrated low level w.c., vanity unit with wash hand basin, chrome heated towel rail, ceramic tiled walls and flooring, inset LED lighting, shaver point and upvc double glazed window with obscure glass to side.



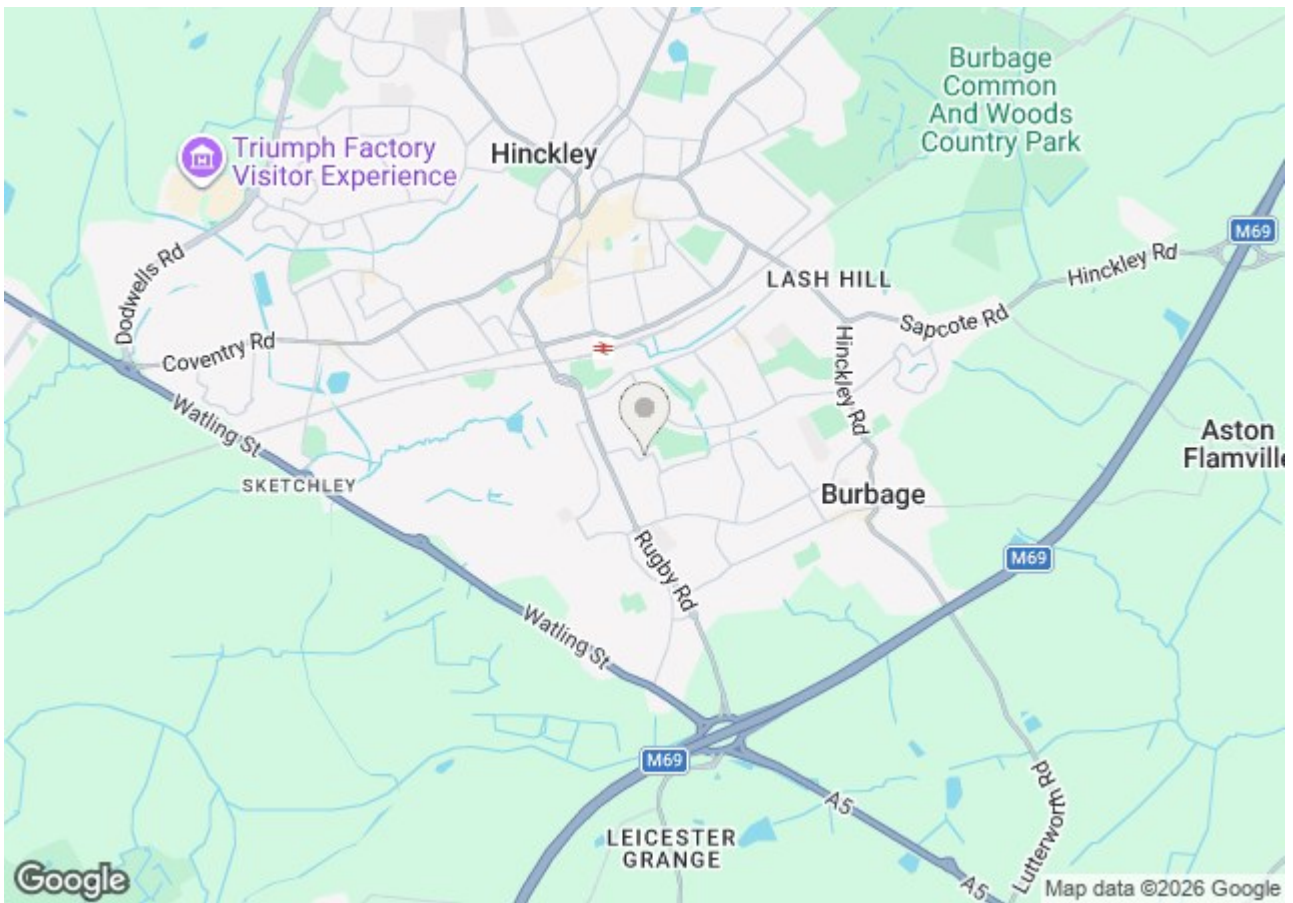
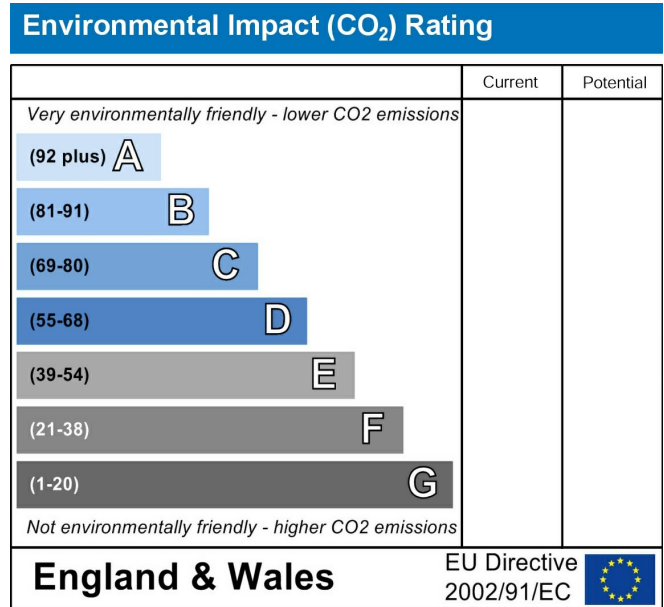
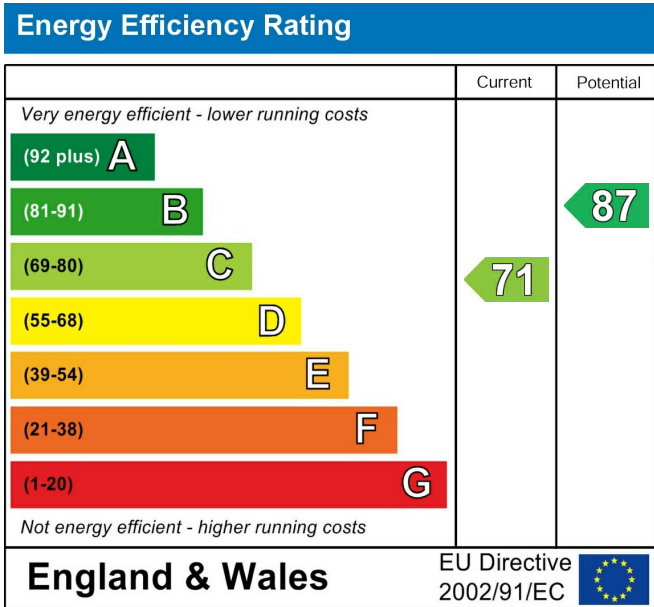
**OUTSIDE**

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE (15'11 X 8'3) having electric door, power, light and personal door to garden. Pedestrian access to a landscaped private rear garden with seating areas, lawn, mature trees, shrubs and raised flower borders, pergola and well fenced boundaries.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
858 ft<sup>2</sup>

(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.

## **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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