CASTLE ESTATES

1982

A SPACIOUS FIVE BEDROOMED DETACHED DORMER STYLE FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



27 BURBAGE ROAD
BURBAGE LE10 2TS

Offers In The Region Of £450,000

- Impressive Entrance Hall
- Lounge To Front
- Well Fitted Kitchen Opening Onto Dining Area
- Master Bedroom With Walk in Wardrobe & Ensuite
- Two Further Ground Floor Bedrooms
- Ground Floor Family Bathroom
- Two First Floor Bedrooms - One With Ensuite
- Ample Off Road Parking & Garage
- Lawned Gardens Front & Rear
- NO CHAIN - VIEWING ESSENTIAL

CASTLE ESTATES 1982

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

** NO CHAIN - VIEWING ESSENTIAL ** A spacious detached dormer style family residence standing on a good sized plot.

The accommodation enjoys impressive hall, lounge to front, well fitted kitchen opening onto spacious dining/family room, master bedroom with walk in wardrobe and ensuite, two further ground floor bedrooms and a family bathroom. To the first floor there are two bedrooms - one with ensuite shower room. Outside the property has ample off road parking, garage and gardens to front and rear.

It is situated in a popular and convenient residential location, close to local 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 D (Freehold).

ENTRANCE HALL

having upvc double glazed front door with leaded lights and matching side windows, wood effect flooring, two central heating radiators and two upvc double glazed windows. Feature spindle balustraded staircase to First Floor Landing with useful storage beneath.





LOUNGE

15'4 x 10'3 (4.67m x 3.12m)
having inset fire, tv aerial point, central heating radiator and two upvc double glazed windows to front.





KITCHEN

15'5 x 12 (4.70m x 3.66m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, hob with cooker hood over, space for American style fridge freezer, space and plumbing for washing machine and dishwasher, tiled flooring, central heating radiator, upvc double glazed window to rear and door to side. Archway opening onto Dining Area.





DINING ROOM

18'7 x 12'1 (5.66m x 3.68m)

having feature beamed ceiling, wall light points, two central heating radiators, wood effect flooring, three upvc double glazed windows to rear and sliding patio doors opening onto Garden.



MASTER BEDROOM

12'9 x 11'4 (3.89m x 3.45m)

having upvc double glazed window to front and central heating radiator. Doors to Walk in Wardrobe and Ensuite.



WALK IN WARDROBE

7'3 x 5'5 (2.21m x 1.65m)

ENSUITE SHOWER ROOM

7'3 x 5'11 (2.21m x 1.80m)

having walk in shower cubicle, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, central heating radiator, shaver point and upvc double glazed window to front.



BEDROOM TWO

15'1 x 9'3 (4.60m x 2.82m)
having upvc double glazed window to rear and central heating radiator.



BEDROOM THREE

18'8 x 7'4 (5.69m x 2.24m)

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





FAMILY BATHROOM

10 x 7'8 (3.05m x 2.34m)

having panelled bath, low level w.c., bidet, separate shower cubicle, central heating radiator, ceramic tiled splashbacks, built in cupboard and upvc double glazed window with obscure glass to rear.



FIRST FLOOR LANDING

8'5 x 8'3 (2.57m x 2.51m)

having spindle balustrading, access to the roof space, eaves storage, central heating radiator and upvc double glazed window to rear.



BEDROOM FOUR

17'5 x 13'10 (5.31m x 4.22m)

having upvc double glazed window to front, eaves storage and central heating radiator. Door to Ensuite.



ENSUITE BATHROOM

8'11 x 7'2 (2.72m x 2.18m)

having panelled bath, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks, wood effect flooring and velux roof light.



BEDROOM FIVE

16'1 x 11'11 (4.90m x 3.63m)
having upvc double glazed window to front, eaves storage and central heating radiator.

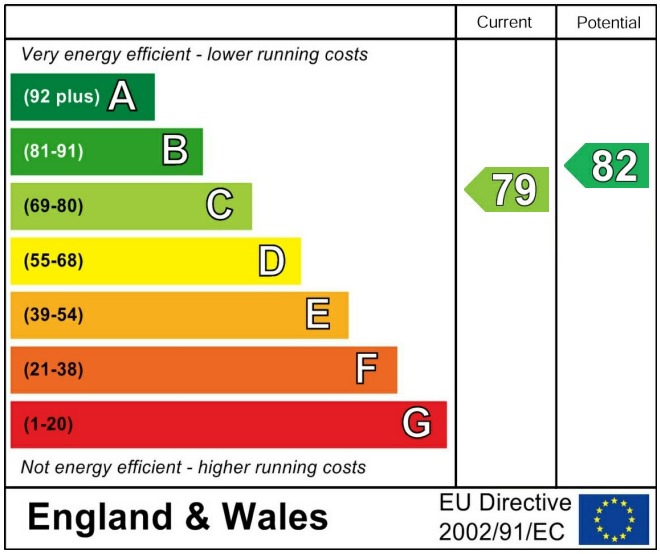


OUTSIDE

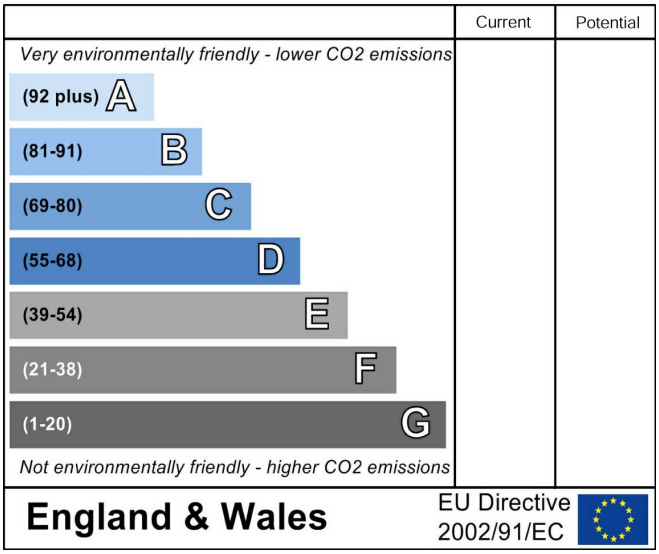
There is direct vehicular access over a good sized driveway with standing for numerous cars, walled and fenced boundaries. Access to a BRICK BUILT GARAGE (20'4 x 10'11) with up and over door, power, light and personal door to Garden. Pedestrian access to a good sized lawned rear garden with further parking.

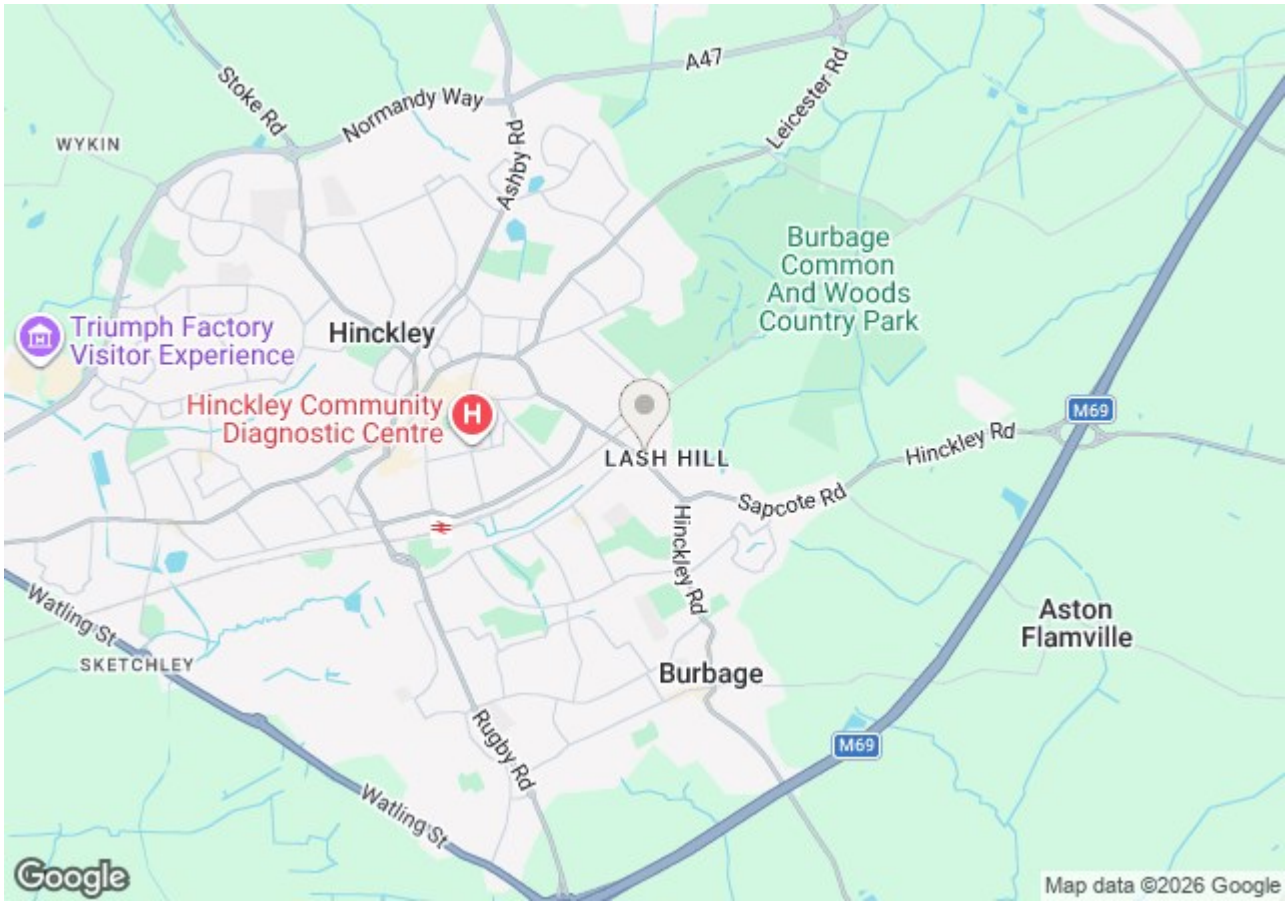


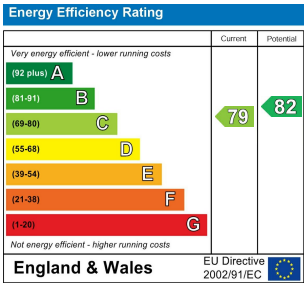
Energy Efficiency Rating

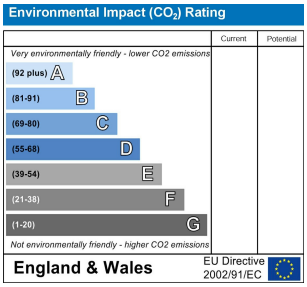


Environmental Impact (CO_2) Rating




Stoke Rd
Normandy Way
A47
Leicester Rd
WYKIN
Ashby Rd
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


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
82
England & Wales
EU Directive 2002/91/EC


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Potential
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(81-91) B
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(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


Lounge
15'4" x 10'3"
Kitchen
15'5" x 12'0"
Dining Room
12'1" x 18'7"
Hallway
11'1" x 17'10"
Bathroom
10'0" x 7'8"
Bedroom
12'9" x 11'4"
Bedroom
9'3" x 15'1"
Bathroom
7'3" x 5'11"
Wardrobe
7'3" x 5'5"
Bedroom
7'4" x 18'8"
Floor 0 Building 1
Bedroom
11'11" x 16'1"
Landing
8'3" x 8'5"
Bedroom
17'5" x 13'10"
Bathroom
8'11" x 7'2"
Floor 1 Building 1
Garage
20'4" x 10'11"
Floor 0 Building 2
Approximate total area(1)
1943 ft²
Reduced headroom
224 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