

CASTLE ESTATES

1982

A WELL PRESENTED, SPACIOUS AND IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION



**10 BELFRY CLOSE
BURBAGE LE10 2GY**

Offers In The Region Of £425,000

- Entrance Hall With Guest Cloakroom
- Separate Dining/Family Room
- Well Fitted Breakfast Kitchen & Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Attractive Lounge
- Upvc Double Glazed Sun Room
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Lawned Gardens Front & Rear



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**** VIEWING ESSENTIAL **** This well appointed detached family residence enjoys many attractive features and viewing is highly recommended.

The accommodation boasts entrance hall with guest cloakroom off, attractive lounge, separate dining/family room, upvc double glazed sun room, breakfast kitchen and utility room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking, garage, lawned gardens front and rear.

It is ideally placed for commuting via the A5/M69 junctions making travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. Burbage village centre is approximately one and half miles away with its range of shops, schools and amenities. The property is also well placed for local countryside.

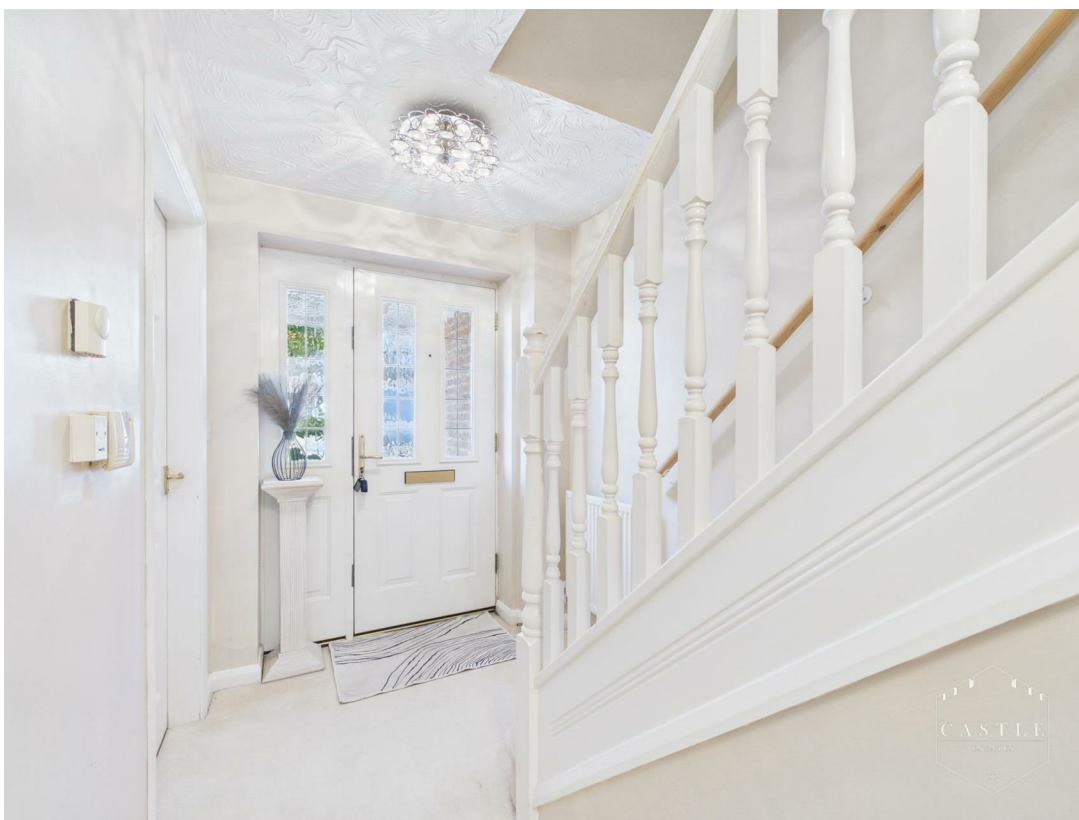
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

14'2 x 5'9 (4.32m x 1.75m)

having composite front door and side window, central heating radiator and staircase to First Floor Landing.





GUEST CLOAKROOM

5'3 x 3'3 (1.60m x 0.99m)

having low level w.c., wash hand basin, central heating radiator and wood effect flooring.



LOUNGE

15'8 x 11'2 (4.78m x 3.40m)

having upvc double glazed bow window to front, feature fireplace with inset fire, marble back and hearth, tv aerial point, two central heating radiators and coved ceiling. Double doors opening onto Dining/Family Room.



DINING/FAMILY ROOM

10'4 x 9 (3.15m x 2.74m)

having central heating radiator, tv aerial point, coved ceiling and upvc double glazed window overlooking Sun Room.



BREAKFAST KITCHEN

16'6 x 10'3 (5.03m x 3.12m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, integrated dishwasher, space for under counter fridge, central heating radiator, upvc double glazed window to rear and upvc double glazed double doors opening onto Sun Room.





SUN ROOM

13'7 x 10'5 (4.14m x 3.18m)

having brick base, polycarbonate roof with fan and light, upvc double glazed windows and French doors opening onto Garden.



UTILITY ROOM

7'3 x 5'8 (2.21m x 1.73m)

having range of fitted base units and wall cupboards, contrasting work surfaces, space and plumbing for washing machine, space for tumble dryer, central heating radiator and upvc double glazed door to side. Fire door to Garage.

FIRST FLOOR LANDING

having access to roof space.

MASTER BEDROOM

14'2 x 12'4 (4.32m x 3.76m)

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





ENSUITE SHOWER ROOM

8 x 5'11 (2.44m x 1.80m)

having shower cubicle, low level w.c., vanity unit with wash hand basin, central heating radiator, ceramic tiled splashbacks, wood effect flooring and upvc double glazed window with obscure glass to front.



BEDROOM TWO

12'1 x 9'9 (3.68m x 2.97m)

having built in wardrobes, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

12'6 x 8'5 (3.81m x 2.57m)

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



BEDROOM FOUR

10'4 x 8'7 (3.15m x 2.62m)

having central heating radiator and upvc double glazed window to rear.



BATHROOM

8'5 x 7'2 (2.57m x 2.18m)

having shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE. A lawned foregarden with mature tree. Pedestrian access to a fully enclosed and private rear garden with patio area, lawn, mature trees and shrubs.



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		

England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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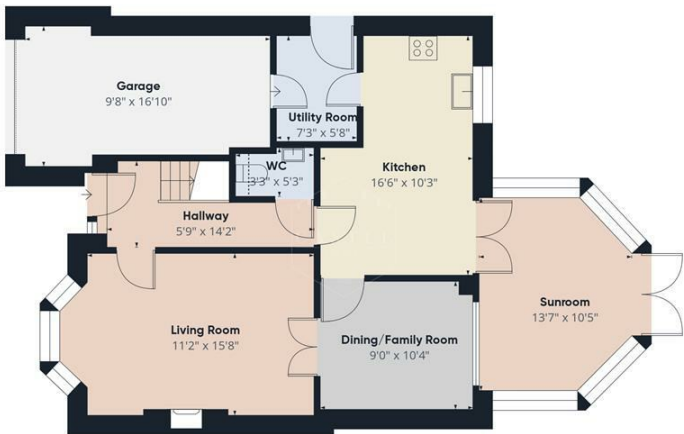
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England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1



Approximate total area⁽¹⁾
1458 ft²
Reduced headroom
2 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
