CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A MOST SOUGHT AFTER NON ESTATE BURBAGE LOCATION



26 DUPORT ROAD
BURBAGE LE10 2RW

Offers In The Region Of £430,000

- Entrance Hall With Guest Cloakroom
- Upvc Double Glazed Sun Room
- Well Fitted Kitchen & Utility Room
- Two Further Double Bedrooms
- Ample Parking, Carport & Garage
- Spacious Lounge
- Separate Dining Room
- Master Bedroom With Ensuite
- Family Bathroom
- Private Well Tended Gardens

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www.castles-online.co.uk

** VIEWING ESSENTIAL ** This well presented detached family residence must be viewed to fully appreciate its spacious accommodation and wealth of attractive features.

The accommodation boasts enclosed porch to hall with guest cloakroom off, large lounge with feature inglenook fireplace, upvc double glazed sun room, separate dining room, sizeable breakfast kitchen and utility room. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and a family bathroom. Outside the property has ample off road parking off a shared driveway leading to further carport and garage. The rear garden is private and mature. Viewing essential.

It is situated in a sought after location, Burbage village centre is close by with its range of quality shops, schools and amenities. Those wishing to commute will find easy access to the A5, M69 and M1 junctions making travelling to further afield excellent.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band E (Freehold)

ENCLOSED PORCH

4 x 3'7 (1.22m x 1.09m)
having composite front door with leaded lights and door to Hall.

HALL

14'3 x 6'9 (4.34m x 2.06m)
having wood effect flooring, central heating radiator and wall light points. Spindle balustraded staircase to First Floor Landing.



GUEST CLOAKROOM

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



LOUNGE

27'11 x 12'9 (8.51m x 3.89m)

having feature inglenook fireplace with log burning stove, brickwork and beam over, wood effect flooring, beamed ceiling, inset LED lighting, central heating radiator, upvc double glazed bay window to front and bi-fold doors opening onto Sun Room.









SUN ROOM

11'6 x 9'10 (3.51m x 3.00m)
having two central heating radiators, tiled flooring, upvc double glazed windows and French doors opening onto Garden.



DINING ROOM

13 x 10'1 (3.96m x 3.07m)

having central heating radiator, coved ceiling, wall lights point and upvc double glazed picture window overlooking the rear garden.





BREAKFAST KITCHEN

having an attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, integrated dishwasher, space and American style fridge freezer, two central heating radiators, inset lighting, upvc double glazed windows front and side.







UTILITY ROOM

7'5 x 6'6 (2.26m x 1.98m)

having fly over work surface with space and plumbing beneath for washing machine, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator, inset LED lighting, upvc double glazed window and door to Garden.



FIRST FLOOR LANDING

14 x 6'9 (4.27m x 2.06m)

having upvc double glazed window to front, spindle balustrading, wall light points, feature beam and access to the roof space.



MASTER BEDROOM

13'8 x 12'8 (4.17m x 3.86m)

having feature beams, inset LED lighting, central heating radiator, built in storage and upvc double glazed window to rear. Door to Ensuite.





ENSUITE BATHROOM

8'11 x 6'7 (2.72m x 2.01m)

having panelled bath with shower over and glass screen, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, feature beam, inset LED lighting and upvc double glazed window with obscure glass to front.



BEDROOM TWO

10'9 x 10'5 (3.28m x 3.18m)

having central heating radiator, feature beam, inset LED lighting and upvc double glazed window to front.



BEDROOM THREE

9'11 x 7'6 (3.02m x 2.29m)

having feature beam, inset LED lighting, central heating radiator and upvc double glazed window to rear.

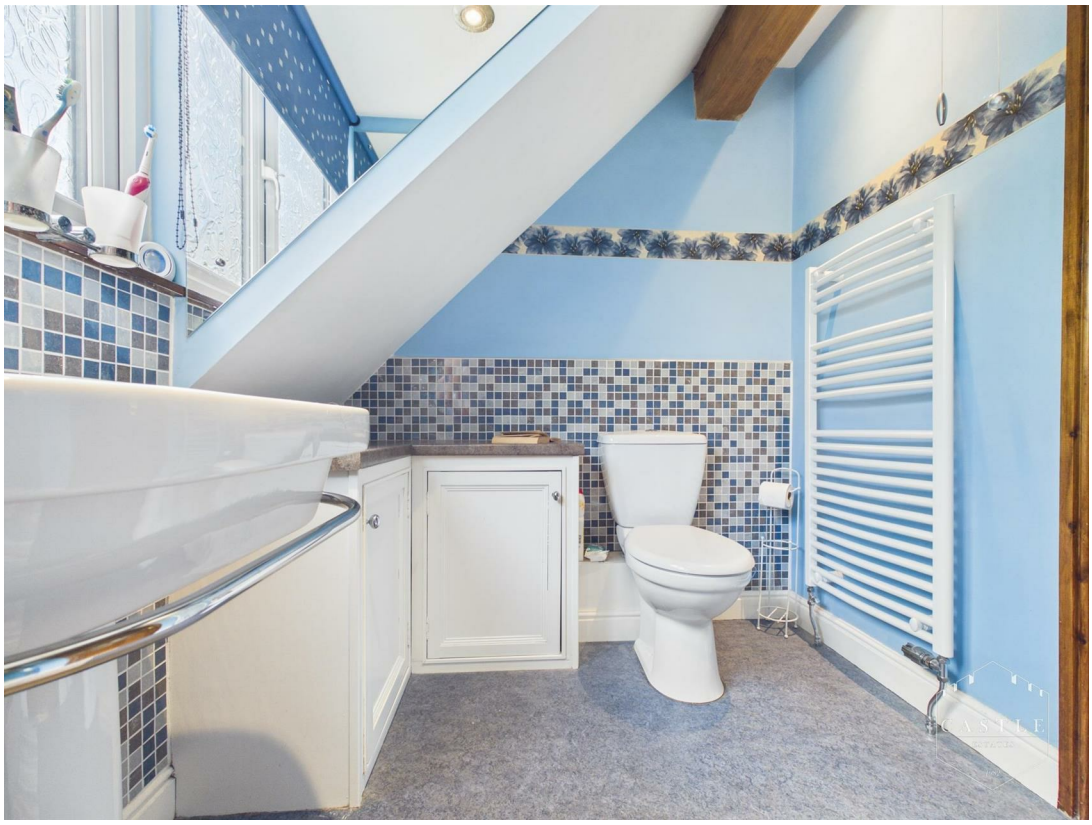




FAMILY BATHROOM

8'6 x 6'4 (2.59m x 1.93m)

having shower cubicle, low level w.c., vanity cabinets, pedestal wash hand basin, white heated towel rail, ceramic tiled splashbacks, feature beam, inset LED lighting and upvc double glazed window with obscure glass to rear.





OUTSIDE

Electrically operated wrought iron gates leading to a long shared driveway (one neighbour) with ample private parking, CARPORT and GARAGE (17'10 x 11'3) with up and over door, power, light and side personal door. A fully enclosed private rear garden with block paved patio area, steps up to raised borders, lawn, mature trees, flower and shrub borders.







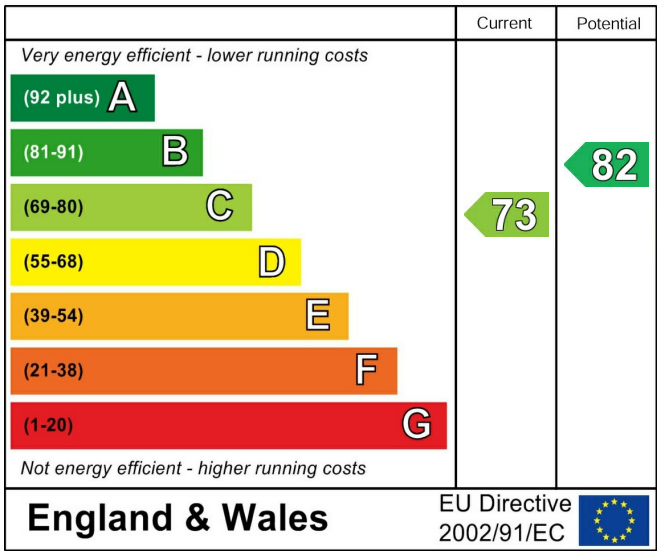




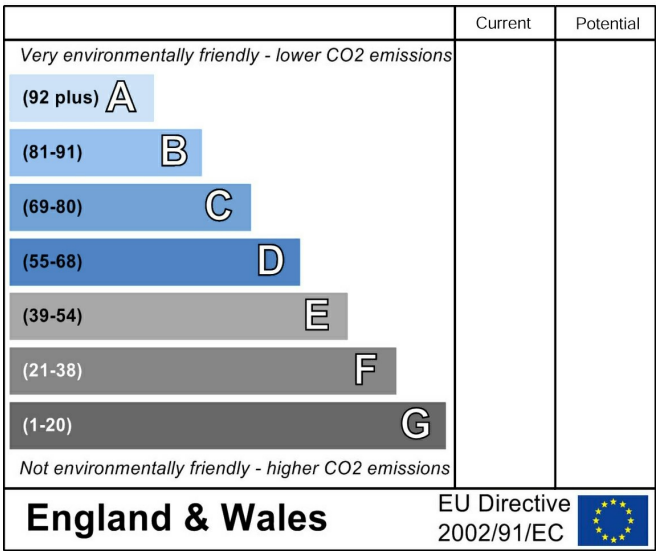

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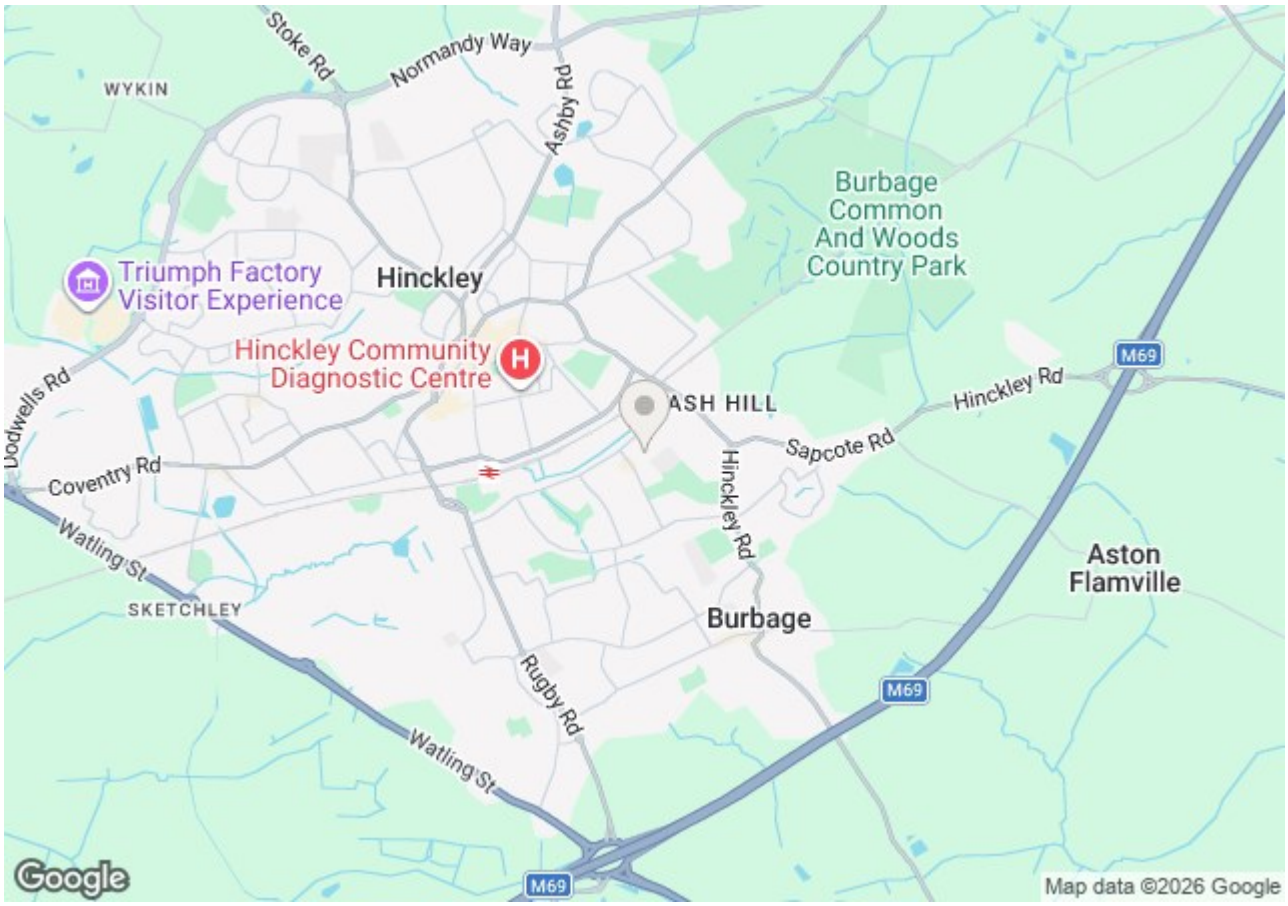


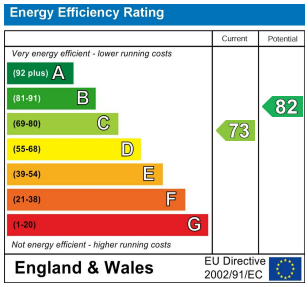
Energy Efficiency Rating

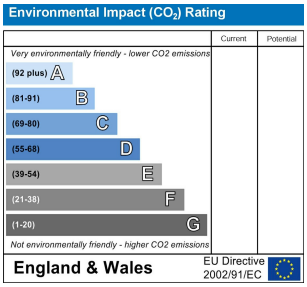


Environmental Impact (CO_2) Rating




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







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1605 ft²

Reduced headroom

76 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.

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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