CASTLE ESTATES

1982

****NO ONWARD CHAIN** A SPACIOUS THREE BEDROOM DETACHED BUNGALOW OCCUPYING A SUBSTANTIAL PRIVATE PLOT, WITH A LARGE SOUTH-FACING GARDEN, AMPLE DRIVEWAY PARKING AND DOUBLE GARAGE, SITUATED IN A SOUGHT-AFTER BURBAGE LOCATION.**

65 BURBAGE ROAD
HINCKLEY LE10 2TS

Offers In The Region Of £500,000

- NO ONWARD CHAIN
- ATTRACTIVE ENTRANCE HALLWAY
- WELL FITTED KITCHEN
- THREE BEDROOMS
- DOUBLE GARAGE
- AMPLE DRIVEWAY
- SPACIOUS LIVING-DINER
- SEPARATE UTILITY
- BATHROOM WITH SEPARATE SHOWER
- SOUTHERNLY FACING PRIVATE GARDEN

CASTLE ESTATES 1982

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

Situated on Burbage Road in Hinckley, this individually built detached bungalow occupies a particularly generous plot and offers spacious, versatile accommodation with considerable potential.

Built by the current owner's father over 55 years ago, the property has remained within the family ever since and provides approximately 1,010 sq ft of accommodation. An L-shaped entrance hallway gives access to all of the principal rooms, including a particularly spacious lounge and a large, fully fitted kitchen with integrated oven and fridge. Adjoining the kitchen is a useful utility room.

There are two well-proportioned main bedrooms together with a smaller third bedroom, ideally suited as a nursery, home office or occasional bedroom. The bathroom is fitted with both a bath and separate shower.

A particular feature is the double garage, which has the benefit of internal access directly into the bungalow, while the driveway provides generous off-road parking for several vehicles.

Outside, the property enjoys a substantial south-facing rear garden, providing an excellent degree of outdoor space and plenty of scope for a new owner to make their mark.

Given the size of the plot, there may also be potential for further development, subject to all necessary planning permissions and consents. Similar use of larger gardens for additional development can be seen within the surrounding area, making this an interesting proposition for buyers wishing to explore the longer-term potential of the site.

A rare opportunity to purchase a long-held family home offering generous accommodation, an exceptionally large garden and exciting potential for the future.

COUNCIL TAX BAND & TENURE

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

ENCLOSED PORCH

secure porch with wooden door and obscure glass, wall light and wooden cladded walls

L SHAPED ENTRANCE HALLWAY

14'3 x 15'11 (max) (4.34m x 4.85m (max))
having real wood flooring, internal windows, central heating radiator, wall lights and access to ROOF SPACE

LIVING DINER

11'10 x 26'10 (3.61m x 8.18m)

LIVING ROOM having large window to front, gas fire set into stone feature wall, two central heating radiators, decorative arched opening to DINING ROOM having central heating radiator, window to side of the property and door leading to

KITCHEN

9'10 x 13'10 (3.00m x 4.22m)

having a wide range of wall cupboards, drawers and base units, cream laminate worktops, gas hob and extractor over, integrated double oven and fridge, chrome sink with mixer tap, central heating radiator and window to rear garden

UTILITY ROOM

7'9 x 4'11 (2.36m x 1.50m)
having matching wall cupboards, drawers and base units, chrome sink, gas fired central heating boiler, window and door to rear garden.

BEDROOM ONE

9'1 x 13'4 (2.77m x 4.06m)
having built-in wardrobes, central heating radiator, and window to front of the property

BEDROOM TWO

7'6 x 13'3 (2.29m x 4.04m)
having central heating radiator and window to rear garden

BEDROOM THREE

7'0 x 8'11 (2.13m x 2.72m)
having central heating radiator and window to rear garden

BATHROOM

7'0 x 8'11 (2.13m x 2.72m)
having ceramic bath with wood effect panel, pedestal wash basin, separate shower enclosure, w/c, central heating radiator and window with obscure glass to rear garden

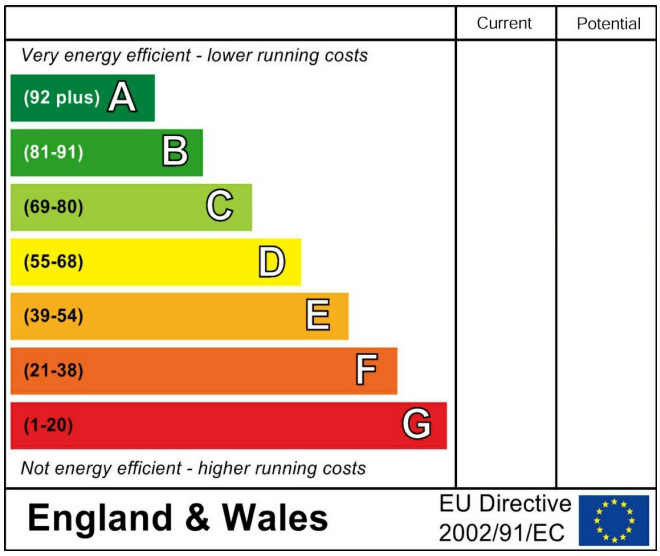
OUTSIDE

having a large paved driveway, walled fore garden with lawn, trees and shrubs, side access leading to the terraced private rear garden, having patio area, lawns, mature borders with shrubs and trees

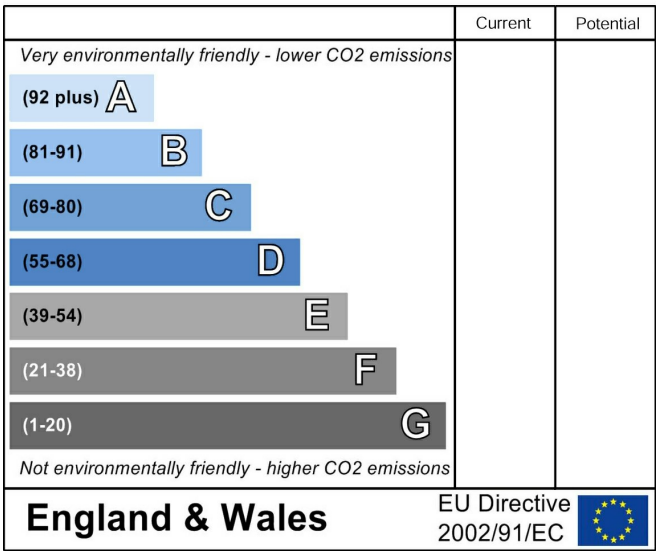
DOUBLE GARAGE

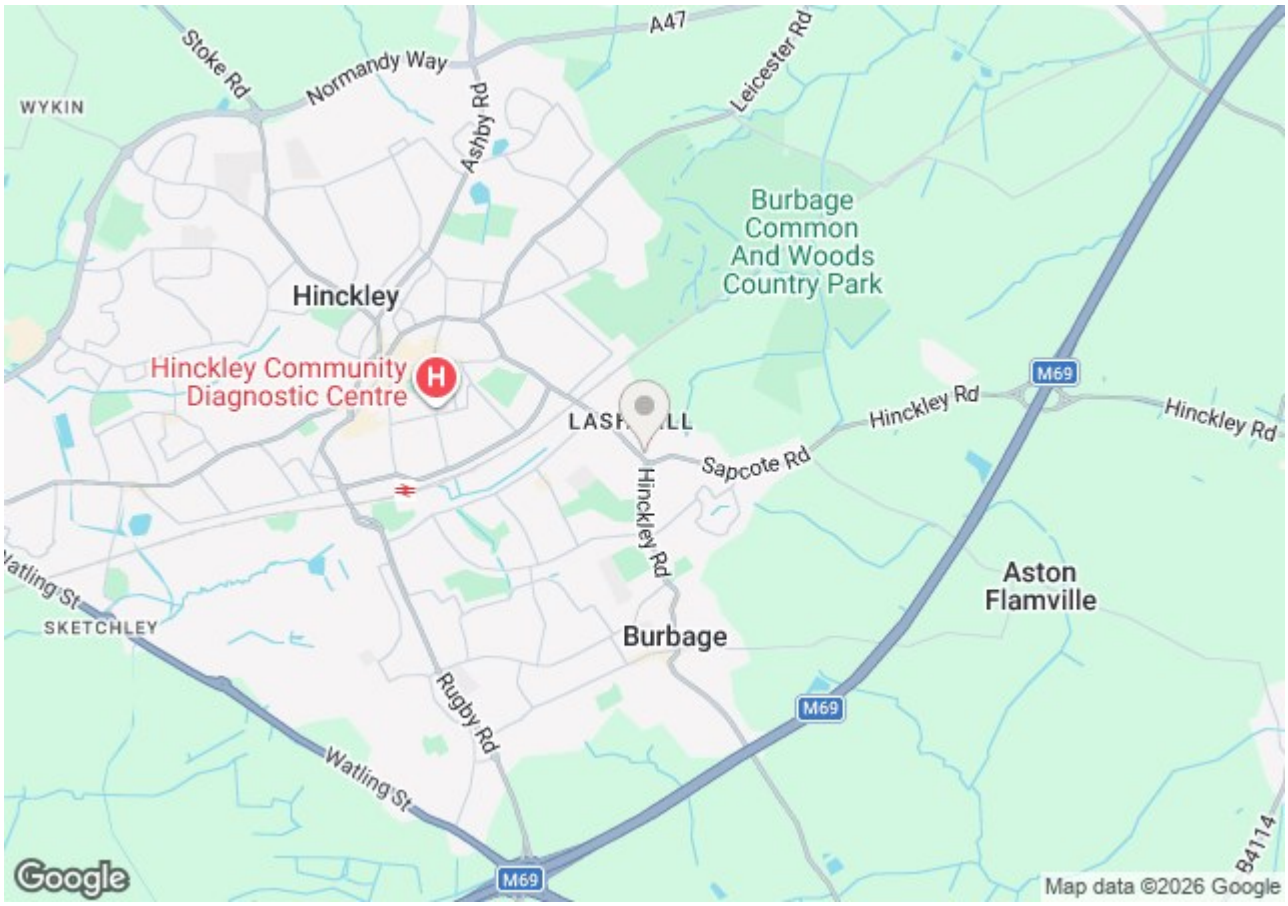
14'11 x 16'6 (4.55m x 5.03m)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating




A47
Stoke Rd
Normandy Way
Ashby Rd
Leicester Rd
WYKIN
Burbage
Common
And Woods
Country Park
Hinckley
Hinckley Community
Diagnostic Centre
M69
Hinckley Rd
Hinckley Rd
Sapcote Rd
Hinckley Rd
Watling St
SKETCHLEY
Aston
Flamville
Burbage
Rugby Rd
M69
Watling St
M69
B4114
Google
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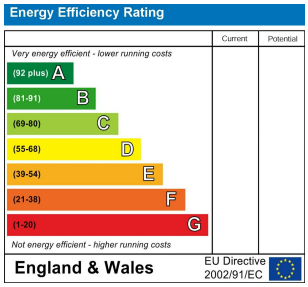
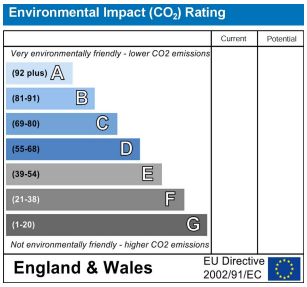

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

Utility Room
7'9" x 4'11"
Kitchen
9'10" x 13'10"
Bathroom
7'0" x 8'11"
Bedroom
7'0" x 8'11"
Bedroom
7'6" x 13'3"
Hallway
15'11" x 3'10"
Living Room
11'10" x 26'10"
Hallway
4'2" x 14'3"
Bedroom
9'1" x 13'4"
Garage
14'11" x 16'6"
Entry
N
E
S
W
Approximate total area(1)
1010 ft²
Balconies and terraces
246 ft²
(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.
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