

CASTLE ESTATES

1982

A WELL APPOINTED AND SPACIOUS THREE STOREY THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PRIVATE PLOT SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION **NO CHAIN**



**125 COVENTRY ROAD
BURBAGE LE10 2HN**

Offers In The Region Of £320,000

- NO CHAIN
- Sun Room
- Master Bedroom With Ensuite
- First Floor Family Bathroom
- Ample Off Road Parking
- Attractive Lounge & Separate Dining Room
- Well Fitted Kitchen & Ground Floor W.C.
- Further First Floor Bedroom & Study
- Second Floor Bedroom
- Sizeable & Private Rear Garden



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**** VIEWING ESSENTIAL **** This spacious and well appointed semi detached family residence stands on a good sized plot with ample parking and sizeable rear garden.

The accommodation enjoys enclosed porch leading to hall, bay windowed lounge to front, separate dining room, well fitted kitchen, sun room and a guest cloakroom/utility. To the first floor there is a master bedroom with ensuite, further double bedroom, useful study, bathroom and separate w.c. The third bedroom to the second floor.

It is situated in a popular and convenient location, ideal for Burbage village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield excellent.

COUNCIL TAX BAND & TENURE

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

ENCLOSED PORCH

6'7 x 5'5 (2.01m x 1.65m)

having wooden door and side windows, wood effect flooring. Door to Hall.



HALL

10'6 x 7'2 (3.20m x 2.18m)

having central heating radiator and wall light points. Feature spindle balustraded 'dog leg' staircase to First Floor Landing with useful under stairs storage.



LOUNGE

12'11 x 12'10 (3.94m x 3.91m)

having bay window to front, central heating radiator, fire and tv aerial point.



DINING ROOM

11'11 x 10'4 (3.63m x 3.15m)

having feature fireplace, wall light points, central heating radiator and bay window to rear.



KITCHEN

16 x 4'10 (4.88m x 1.47m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink, space for cooker, gas hob, space for fridge freezer, central heating radiator, two windows and door opening onto Sun Room.



SUN ROOM

10'1 x 7 (3.07m x 2.13m)

having central heating radiator, upvc double glazed windows and door to Garden.



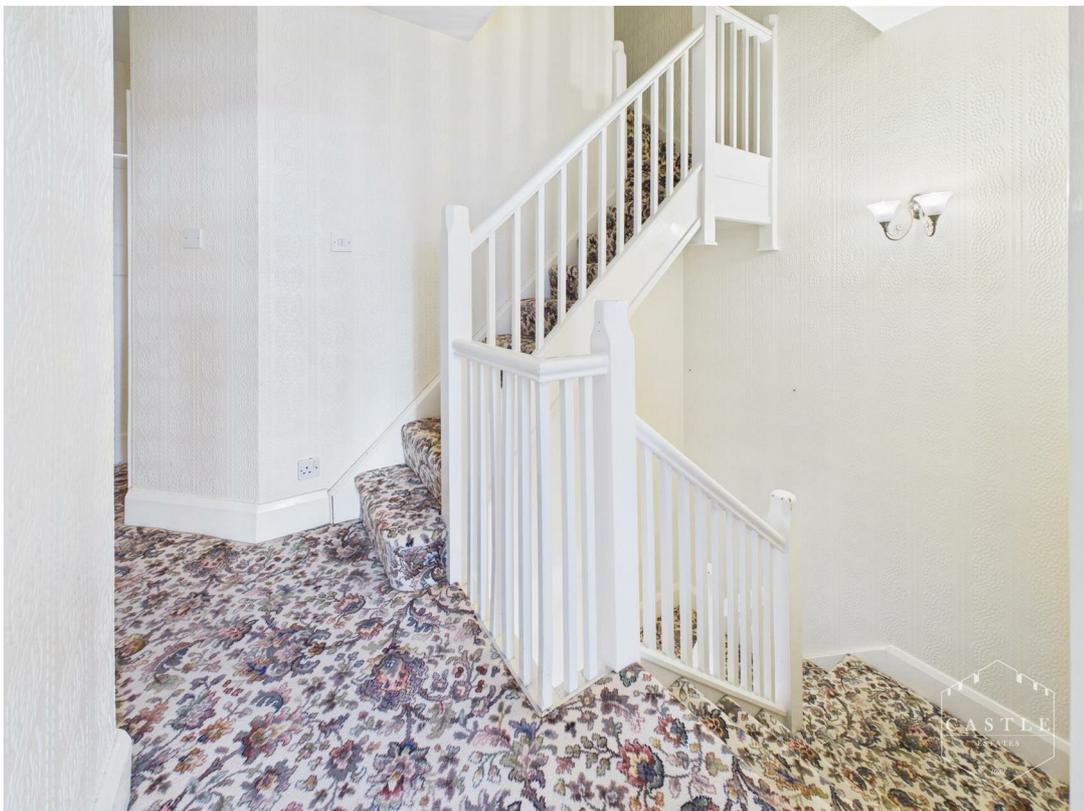
GUEST CLOAKROOM/UTILITY

having low level w.c., vanity unit with wash hand basin, ceramic tiled walls, wall mounted gas fired boiler, space and plumbing for washing machine, central heating radiator and upvc double glazed window.



FIRST FLOOR LANDING

having spindle balustrading and staircase to the Second Floor Landing.



MASTER BEDROOM

12'6 x 10'2 (3.81m x 3.10m)

having bay window to front, built in wardrobes and central heating radiator. Door to Ensuite.



ENSUITE SHOWER ROOM

5'7 x 3 (1.70m x 0.91m)
having shower cubicle.



BEDROOM TWO

11'10 x 8'5 (3.61m x 2.57m)

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



STUDY

7'6 x 5'3 (2.29m x 1.60m)

having central heating radiator and double glazed window to rear.



BATHROOM

5'7 x 5'6 (1.70m x 1.68m)

having panelled bath, vanity unit with wash hand basin, chrome heated towel rail, ceramic tiled walls and upvc double glazed window with obscure glass.



SEPARATE W.C.

having low level w.c., ceramic tiled walls and upvc double glazed window with obscure glass.

SECOND FLOOR LANDING

2'6 x 2'4 (0.76m x 0.71m)

BEDROOM THREE

13'1 x 8'5 (3.99m x 2.57m)

having eaves storage, central heating radiator and double glazed window to side.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars. Pedestrian access to a sizeable rear garden with patio area, lawn, mature trees and flower borders, hedged and fenced boundaries.



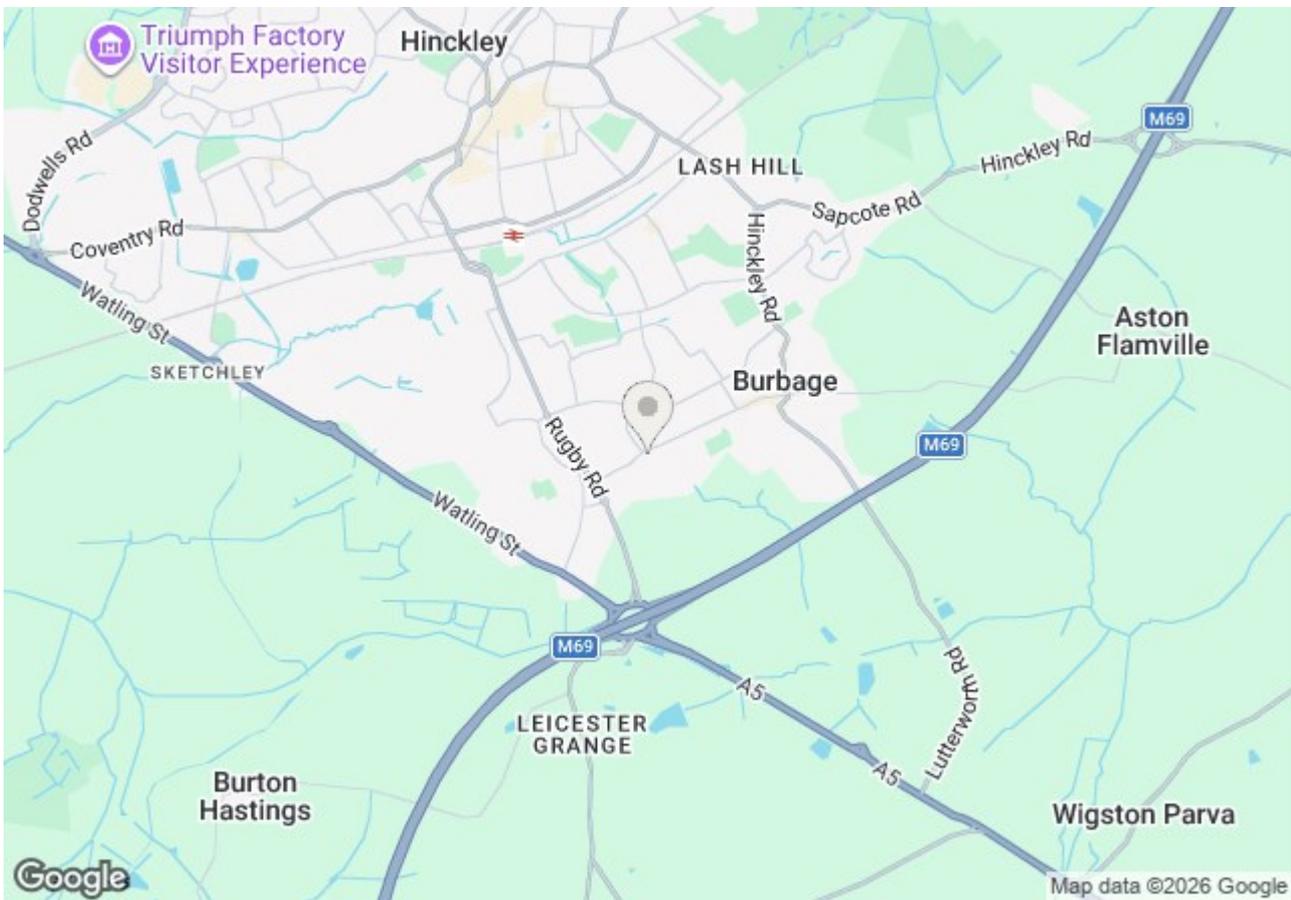


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(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		
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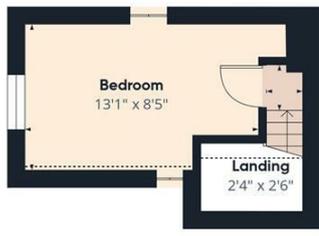
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1117 ft²
Reduced headroom
3 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
