CASTLE ESTATES

1982

**** NO CHAIN ** A WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION**



17 FLANDERS CLOSE
BURBAGE LE10 2FN

Offers In Excess Of £400,000

- NO CHAIN
- Contemporary Fitted Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Gardens
- Attractive Lounge
- Laundry Room & Guest Cloakroom
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Popular & Convenient Residential Location

CASTLE ESTATES 1982

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

** VIEWING HIGHLY RECOMMENDED ** This well presented detached family residence enjoys many attractive features and viewing is essential.

The accommodation enjoys entrance hall, attractive lounge to front, well fitted contemporary dining kitchen, laundry room and guest cloakroom off. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking, garage and well tended gardens.

It is situated in a very popular location on the outskirts of Burbage, adjacent to open countryside. Local shops, schools and amenities are also close by as well as the M69 and A5 junctions making travelling to further afield very good.

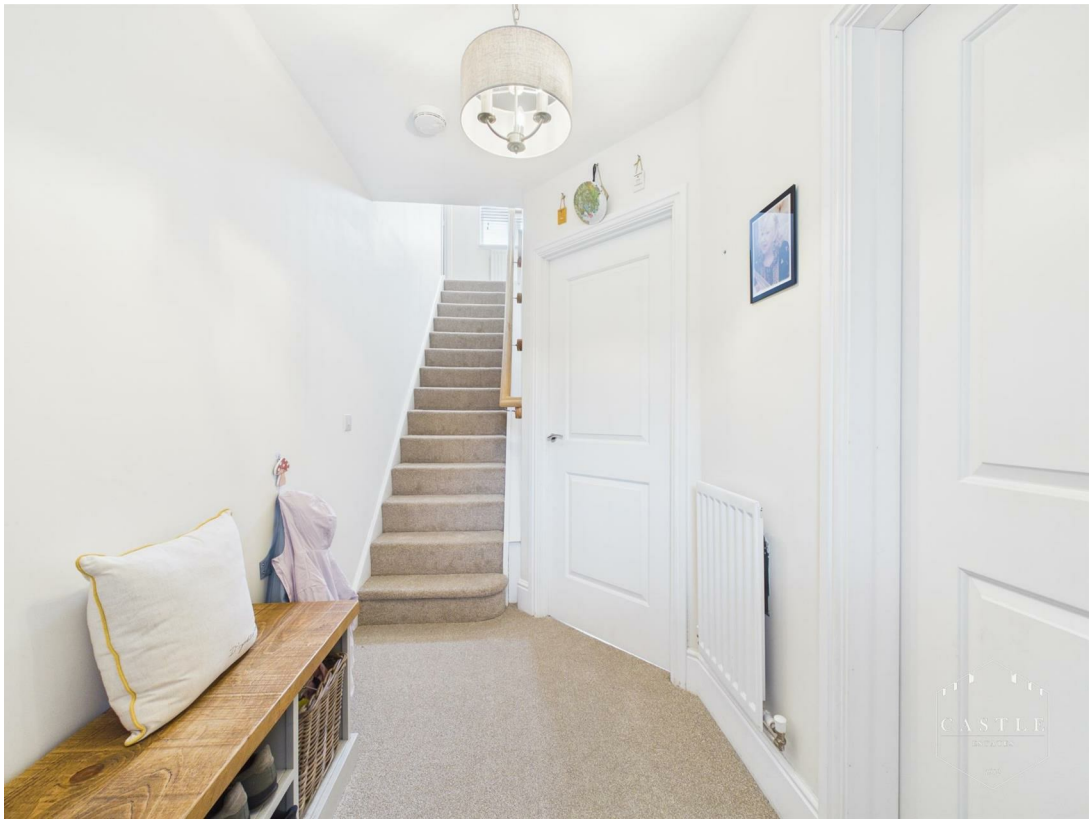
COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

8'11 x 5'6 (2.72m x 1.68m)
having composite front door and central heating radiator. Staircase to First Floor Landing.





LOUNGE

17 x 11'5 (5.18m x 3.48m)
having central heating radiator, tv aerial point and upvc double glazed window to front.





KITCHEN

15 x 13'10 (4.57m x 4.22m)

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven, gas hob with splashback and cooker hood over, integrated fridge freezer, central heating radiator, inset LED lighting and wood effect flooring. French doors opening onto Rear Garden.









LAUNDRY ROOM

9'11 x 5'8 (3.02m x 1.73m)

having matching base unit and work surface with inset sink, space and plumbing beneath for washing machine and tumble dryer, central heating radiator, wood effect flooring, inset LED lighting and upvc double glazed door to Rear Garden. Door to Guest Cloakroom.



GUEST CLOAKROOM

5'7 x 3'6 (1.70m x 1.07m)
having low level w.c., wash hand basin, wood effect flooring, central heating radiator and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

14'3 x 6'3 (4.34m x 1.91m)

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



MASTER BEDROOM

13'1 x 11'1 (3.99m x 3.38m)

having central heating radiator and upvc double glazed window to front. Door to Ensuite Shower Room.





ENSUITE SHOWER ROOM

6'11 x 5'1 (2.11m x 1.55m)

having fully tiled double shower cubicle, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks, inset LED lighting, extractor fan, shaver point and upvc double glazed window with obscure glass to front.



BEDROOM TWO

11'1 x 10'7 (3.38m x 3.23m)
having central heating radiator and upvc double glazed window to rear.





BEDROOM THREE

10'11 x 10'6 (3.33m x 3.20m)
having central heating radiator and upvc double glazed window to front.





BEDROOM FOUR

10'4 x 8'9 (3.15m x 2.67m)
having central heating radiator, wood effect flooring and upvc double glazed window to rear.



BATHROOM

7'3 x 6'6 (2.21m x 1.98m)

having panelled bath with shower over and folding screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks, extractor fan, wood effect flooring, shaver point and upvc double glazed window with obscure glass to side.

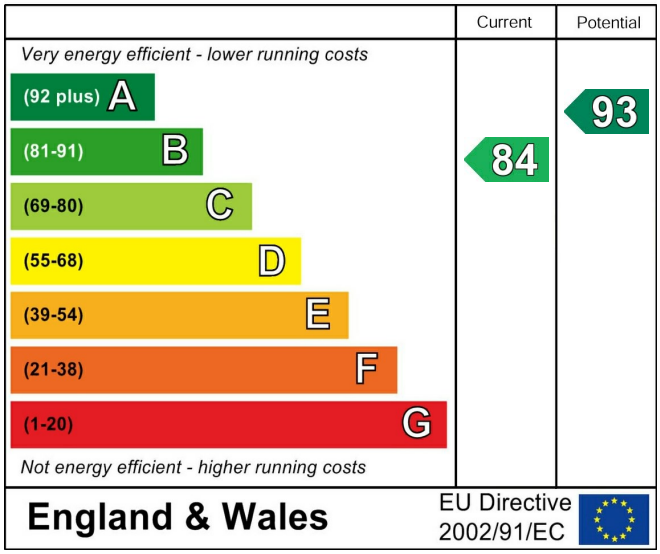


OUTSIDE

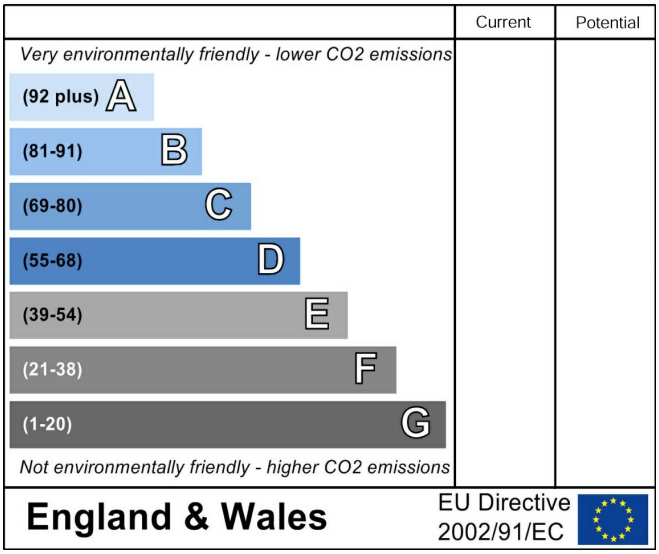
There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE (19'5 X 10'4) with up and over door, power and light. A lawned foregarden with shrubs. Pedestrian access to a fully enclosed rear garden with patio area, lawn, flower borders and fenced boundaries.



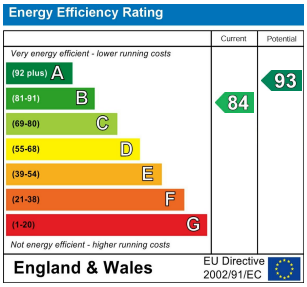
Energy Efficiency Rating

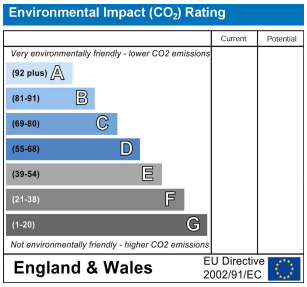


Environmental Impact (CO_2) Rating



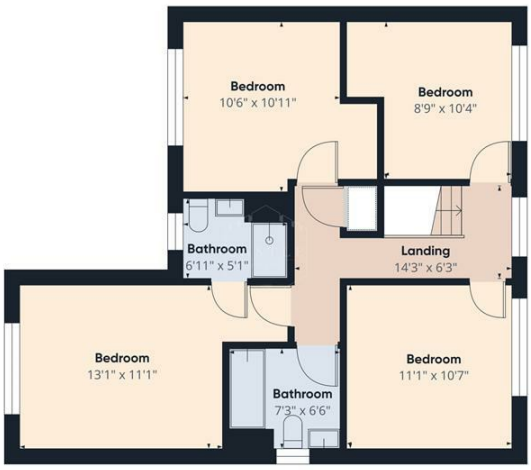

Hinckley Community Diagnostic Centre
LASH HILL
Hinckley Rd
Sapcote Rd
Hinckley Rd
M69
Hinckley Rd
Aston Flamville
Burbage
Rugby Rd
M69
Watling St
B4114
M69
A5
LEICESTER GRANGE
Lutterworth Rd
A5
Burton Hastings
Wigston Parva
Gipsy Ln
Smockington Ln
A5
Google
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Floor 0



Floor 1



Approximate total area[1]

1210 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