

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**22 KENSINGTON AVENUE  
BURBAGE LE10 3JE**

**Offers Over £485,000**

- Impressive Hall With Guest Cloakroom
- Attractive Lounge
- Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Tandem Garage
- Useful Office
- Open Plan Living Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Gardens



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** This tastefully presented detached family residence must be viewed to fully appreciate its spacious accommodation, highest quality fixtures and fittings.

The accommodation boasts impressive entrance hall with guest cloakroom off, attractive lounge, spacious living kitchen and matching utility room. To the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a family bathroom. Outside the property has ample off parking, tandem length garage and lawned gardens.

It is situated in a sought after non estate Burbage location, ideal for those who need to commute via the A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas. Burbage village centre is approximately one and half miles away with its range of quality shops, schools and amenities.

### **COUNCIL TAX BAND & TENURE**

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

### **ENTRANCE HALL**

16'10" x 5'3" (5.14m x 1.62m )

having composite front door, central heating radiator, inset LED lighting, mains wired smoke detector and wood effect flooring. Feature'dog leg' staircase to First Floor Landing.





### GUEST CLOAKROOM

5'2" x 5'0" (1.58m x 1.54m )

having low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator, wood effect flooring, inset LED lighting and upvc double glazed window with obscure glass,



**OFFICE**

9'1" x 7'8" (2.79m x 2.34m )

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



**LOUNGE**

17'8" x 12'2" (5.39m x 3.72m)

having upvc double glazed bay window to front, two central heating radiators and inset LED lighting.





### OPEN PLAN LIVING KITCHEN

19'5" x 15'3" (5.94m x 4.67m)

having an excellent range of contemporary gloss fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset stainless steel sink with mixer tap, built in oven, gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, wood effect flooring, central heating radiator, inset LED lighting, upvc double glazed windows and French doors opening onto Garden. Door to Utility Room.







### UTILITY ROOM

8'4" x 5'2" (2.55m x 1.58m)

having an attractive range of matching units, work surfaces, upstands and inset stainless steel sink with mixer tap, built in gas fired boiler for central heating and domestic hot water, central heating radiator, inset LED lighting, extractor fan and composite door to Garden.



## FIRST FLOOR LANDING

having upvc double glazed window to side, feature balustrading, access to the roof space, central heating radiator and inset LED lighting.



**MASTER BEDROOM**

12'11" x 12'4" (3.95m x 3.78m )

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



## ENSUITE

7'2" x 4'5" (2.20m x 1.37m )

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



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**BEDROOM TWO**

14'4" x 10'4" (4.38m x 3.15m )

having two upvc double glazed windows to rear and central heating radiator.



**BEDROOM THREE**

13'5" x 9'5" (4.10m x 2.88m )

having two upvc double glazed windows to front and central heating radiator.



## BEDROOM FOUR

10'1" x 7'4" (3.09m x 2.26m )

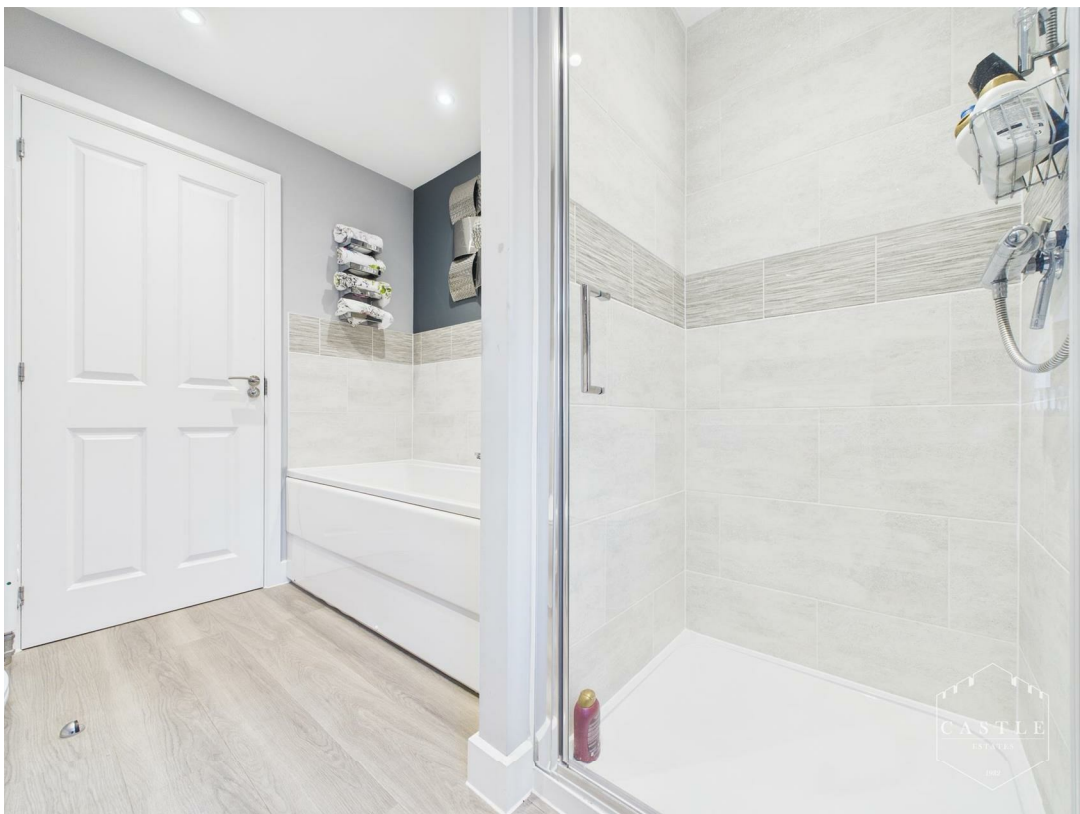
having upvc double glazed window to rear and central heating radiator.



## BATHROOM

8'8" x 7'7" (2.66m x 2.33m )

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




## OUTSIDE


There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE (6.21m x 3.24m). A hard landscaped foregarden with hedged boundary. Pedestrian access to a fully enclosed generally private rear garden with lawn, patio area and mature shrubs.

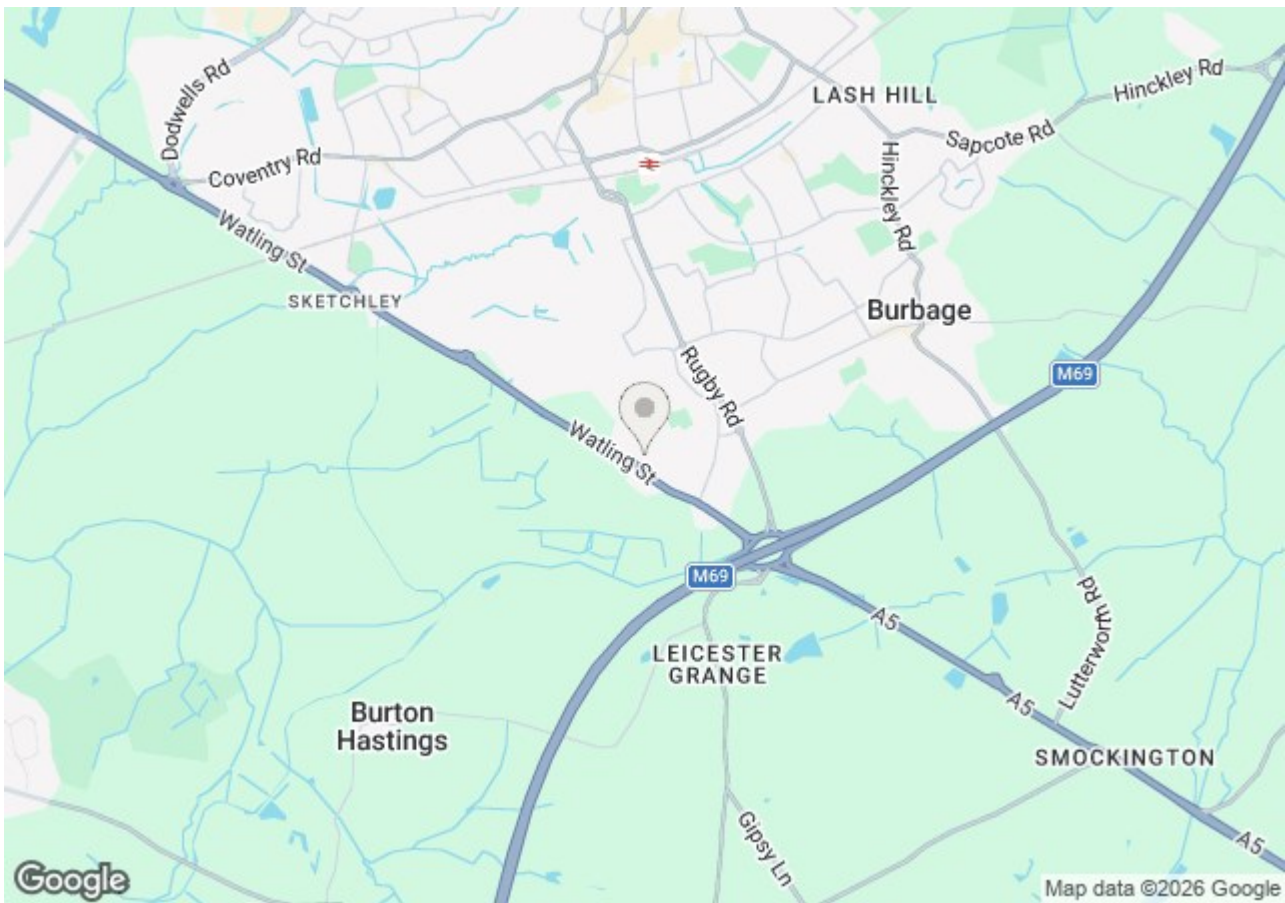





**Energy Efficiency Rating**

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92 plus) <b>A</b>                          |                         | <b>93</b>   |
| (81-91) <b>B</b>                            | <b>85</b>               |   |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

**Environmental Impact (CO<sub>2</sub>) Rating**

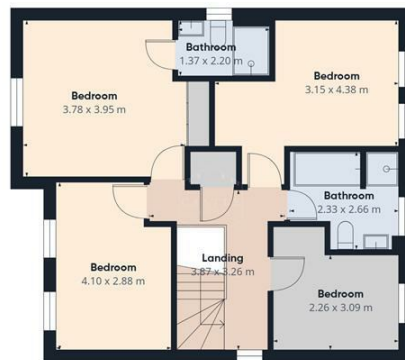
|   | Current                 | Potential   |
|---|-------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |
| (92 plus) <b>A</b>  |                         |   |
| (81-91) <b>B</b>  |                         |   |
| (69-80) <b>C</b>  |                         |   |
| (55-68) <b>D</b>  |                         |   |
| (39-54) <b>E</b>  |                         |   |
| (21-38) <b>F</b>  |                         |   |
| (1-20) <b>G</b>   |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |



| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---|--|---|
|   | Current   | Potential                                      |   |
| Very energy efficient - lower running costs |   |  | Very environmentally friendly - lower CO <sub>2</sub> emissions                     |
| (92 plus) <b>A</b>                          |   | <b>93</b>                                      | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |   | <b>85</b>                                      | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |   |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |   |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |   |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |   |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |   |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |   |  | Not environmentally friendly - higher CO <sub>2</sub> emissions                     |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC   |  | <b>England &amp; Wales</b>  |
|   |  |  | EU Directive 2002/91/EC   |
|   |  |  |  |



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
152.9 m<sup>2</sup>

(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

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