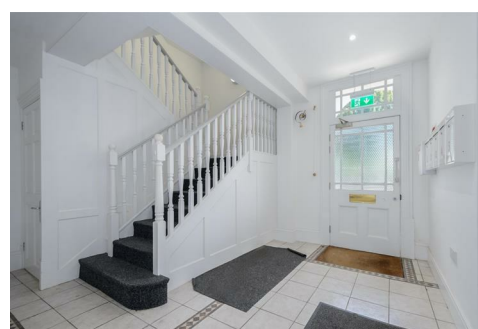
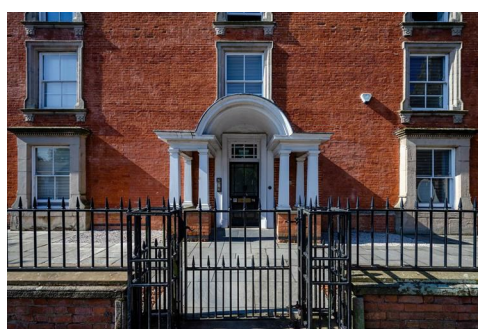




## Apartment 1 Cedar Lawns Church Street, Hinckley, LE10 2DE

**£194,950**

Situated in the heart of Burbage's sought-after Conservation Area, directly opposite St Catherine's Church, this beautifully presented two-bedroom apartment forms part of an exclusive development of just five character apartments. Sympathetically restored whilst retaining a wealth of period charm, the property seamlessly combines original features with contemporary finishes.

The well-proportioned ground floor accommodation comprises an impressive open-plan kitchen/living space with exposed timber beams, two generous bedrooms and a stylish shower room. Offering bright and spacious living throughout, this charming apartment is ideally suited to first-time buyers, professionals, downsizers or investors.

Externally, the property benefits from allocated parking and access to communal grounds. Conveniently located within walking distance of Burbage village centre and its excellent range of shops, cafés and amenities, this unique home offers the perfect blend of character, comfort and convenience.

### Entrance Hallway

Hallway offering access to all rooms.

### Kitchen Living



An impressive open-plan kitchen/living space, seamlessly blending modern convenience with character features, with sash windows to the front and rear aspect. The stylish fitted kitchen offers a comprehensive range of wall and base units with integrated appliances comprising a dishwasher, washing machine, fridge freezer, oven and microwave, finished with complementary work surfaces and an inset sink. Two Radiators.

### Bedroom



A spacious double bedroom benefitting from fitted mirrored wardrobes and a beautiful bay window incorporating a glazed door with original-style sash windows to the rear aspect, allowing an abundance of natural light. Further benefitting from a radiator.

### Bedroom



A spacious double bedroom benefitting with a bay window to the side aspect with original-style sash windows. Radiator.

### Bathroom



A contemporary bathroom fitted with a low-level WC, vanity wash hand basin with storage beneath and a panelled bath with glazed shower screen and shower over. Finished with tiled walls, a mirrored wall cabinet and wood-effect flooring.

### Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

### Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

### Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- \* THE local agent
  - \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

### Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the

following guidance or limitations.

(1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

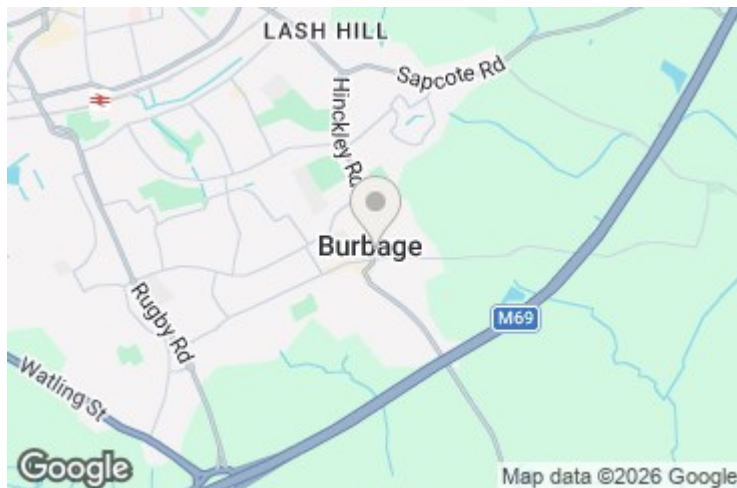
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

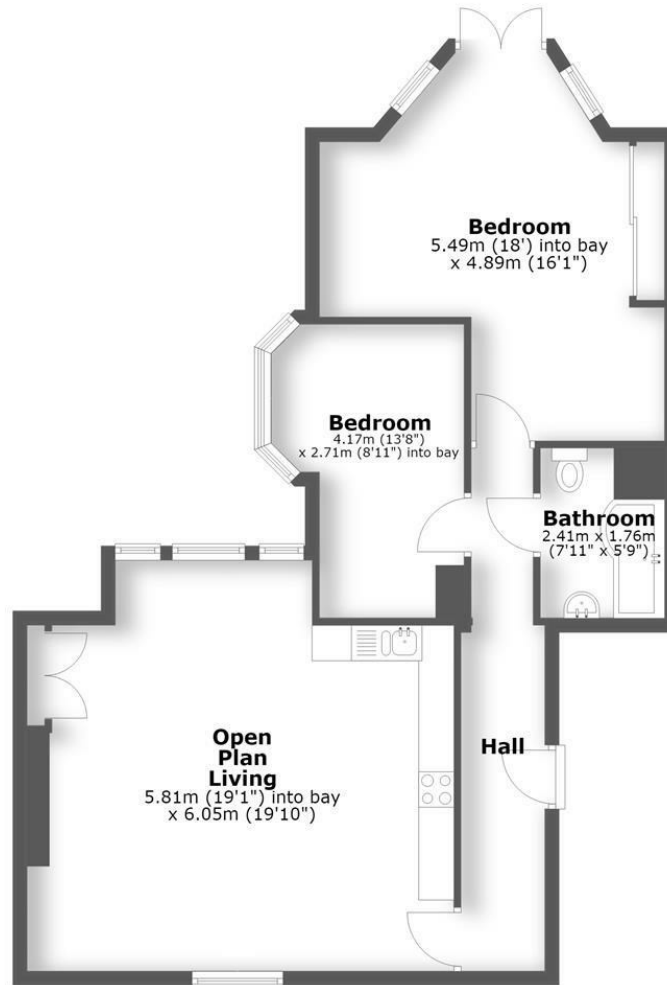
### **Opening Hours**

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

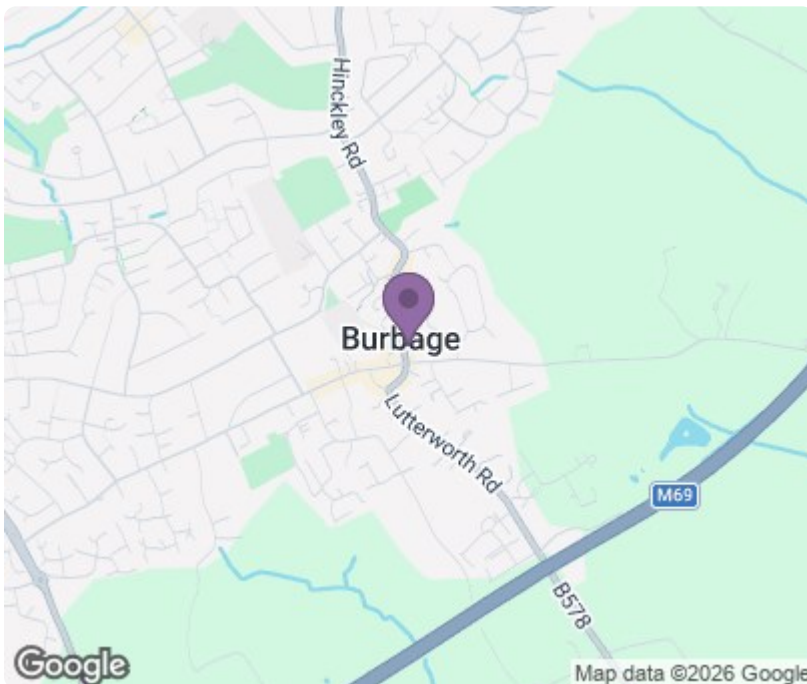


## Ground Floor

Approx. 75.9 sq. metres (817.1 sq. feet)



Total area: approx. 75.9 sq. metres (817.1 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (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 energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 69                      | 73        |
|                                             |  | 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>                                      |  | 67                      | 72        |
|                                                                 |  | EU Directive 2002/91/EC |           |