

# CASTLE ESTATES

1982

**A WELL PRESENTED AND SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**87 FORRESTERS ROAD  
BURBAGE LE10 2RU**

**Offers In The Region Of £325,000**

- NO CHAIN
- Spacious Dining Kitchen
- Rear Lobby
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Attractive Lounge
- Family/Sun Room
- Separate W.C. & Boiler Room
- Family Bathroom
- Well Tended Sizeable Gardens



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



**\*\* NO CHAIN - VIEWING ESSENTIAL \*\*** A spacious and tastefully presented detached family residence standing on a good sized plot with ample off road parking, tandem length garage and well tended lawned gardens.

The accommodation enjoys entrance porch leading to hall, attractive lounge, well fitted dining kitchen with family/sun room off, guest cloakroom and utility room. To the first floor there are three good sized bedrooms - one with shower cubicle and a family bathroom.

It is situated in a sought after non estate residential location within easy walking distance of 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 very good indeed.

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

Hinckley and Bosworth Borough Council Band D (Freehold).

### **ENTRANCE PORCH**

7'6" x 4'3" (2.30m x 1.32m )

having upvc double glazed front door and side window. Wooden door with obscure glass to side leading to Hall.





## HALL

14'1" x 7'4" (4.30m x 2.25m )

having coved ceiling and central heating radiator, Staircase to First Floor Landing with under stairs storage cupboard.



**LOUNGE**

16'0" x 11'10" (4.88m x 3.63m )

having brick fireplace with fire, display niches and tv plinth, coved ceiling, wall light points and two central heating radiators. Double doors opening onto Dining Kitchen





**DINING KITCHEN**

19'10" x 7'10" (6.05m x 2.41m )

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces with upstands and inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for fridge freezer, coved ceiling, central heating radiator and upvc double glazed window and door to inner lobby, Archway to Sun/Family Room.







### SUN/FAMILY ROOM

11'0" x 6'10" (3.36m x 2.10m)

having central heating radiator, tv aerial point, coved ceiling and upvc double glazed window to rear.



### REAR LOBBY

7'10" x 3'4" (2.41m x 1.02m )

having fire door to garage and door to Garden.

### SEPARATE W.C.

5'3" x 3'0" (1.62m x 0.92m)

having low level w.c.

### BOILER ROOM

5'4" x 4'7" (1.65m x 1.42m)

having wall mounted gas fired boiler for central heating and domestic hot water.

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## FIRST FLOOR LANDING

having upvc double glazed side window, coved ceiling and access to the roof space.



## BEDROOM ONE

12'5" x 11'10" (3.81m x 3.61m )

having range of fitted wardrobes, central heating radiator and upvc double glazed window to front.







## BEDROOM TWO

11'6" x 10'2" (3.51m x 3.12m )

having shower cubicle, range of fitted mirrored fronted wardrobes, central heating radiator and upvc double glazed window to rear.



### BEDROOM THREE

8'2" x 7'3" (2.50m x 2.23m )

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





## BATHROOM

7'4" x 6'10" (2.24m x 2.09m )

having panelled bath with shower over, low level w.c., pedestal wash hand basin, central heating radiator, built in airing cupboard and upvc double glazed window with obscure glass.




## OUTSIDE


There is direct vehicular access over a good sized tarmac driveway leading to GARAGE (5.52m x 2.76m) with up and over door, power and light. A lawned foregarden with hedged boundaries and flower borders. Pedestrian access to a good sized rear garden with patio area, lawn, flower borders, mature shrubs and well fenced boundaries.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
117.8 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.

GIRAFFE 360

## 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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