

# CASTLE ESTATES

1982

**A SPACIOUS AND WELL APPOINTED FOUR BEDROOMED DETACHED BUNGALOW  
SITUATED ON A CORNER PLOT WITH MATURE WRAP AROUND GARDENS**



## **41 THE FAIRWAY BURBAGE LE10 2TY**

**Offers In The Region Of £550,000**

- Enclosed Porch To Hall
- Sun Room
- Utility Room & W.C.
- Three Further Bedrooms
- Ample Off Road Parking & Double Garage
- Spacious Lounge & Dining Room
- Good Sized Kitchen
- Master Bedroom With Ensuite
- Shower Room
- Mature Private Wrap Around Gardens



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**\*\* NO CHAIN \*\*** A spacious and well appointed detached bungalow standing on prominent corner plot with private mature wrap around gardens situated in a most sought after non estate residential, close to Burbage village centre with its shops, schools and amenities. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

The accommodation boasts enclosed porch leading to hall, spacious lounge, separate dining room and sun room, breakfast kitchen with utility and separate w.c., master bedroom with ensuite bathroom, three further bedrooms and a shower room.

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

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

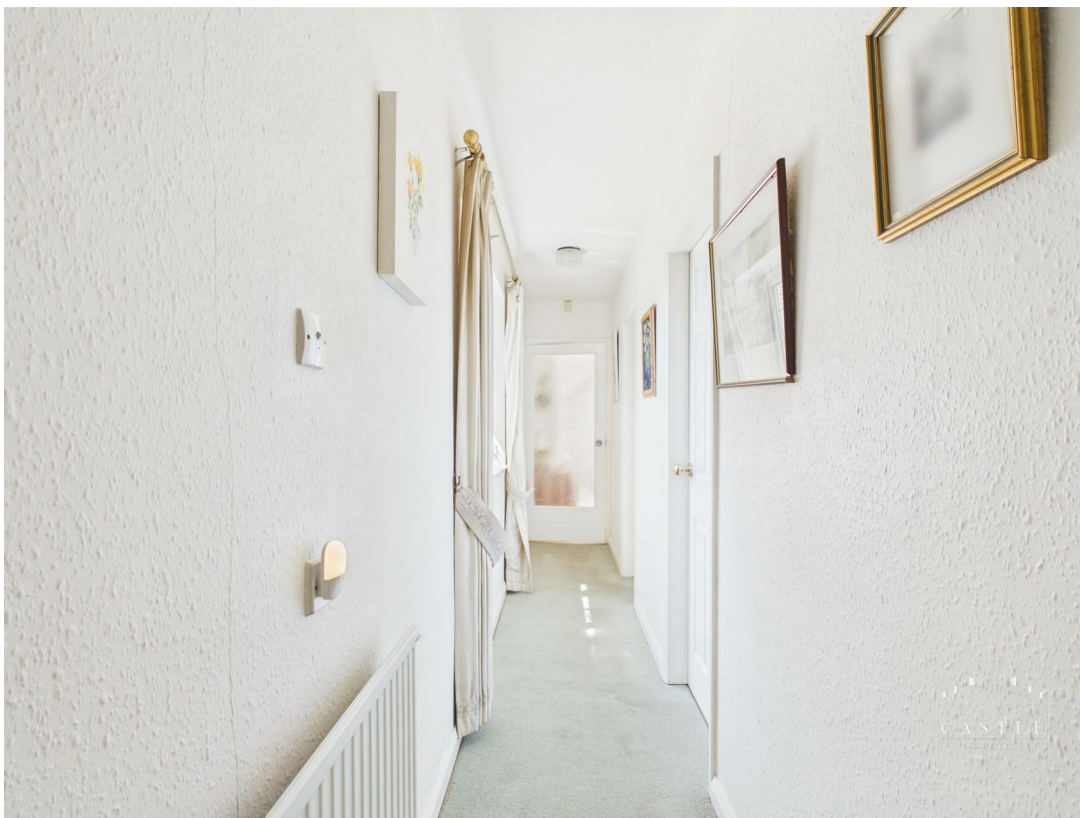
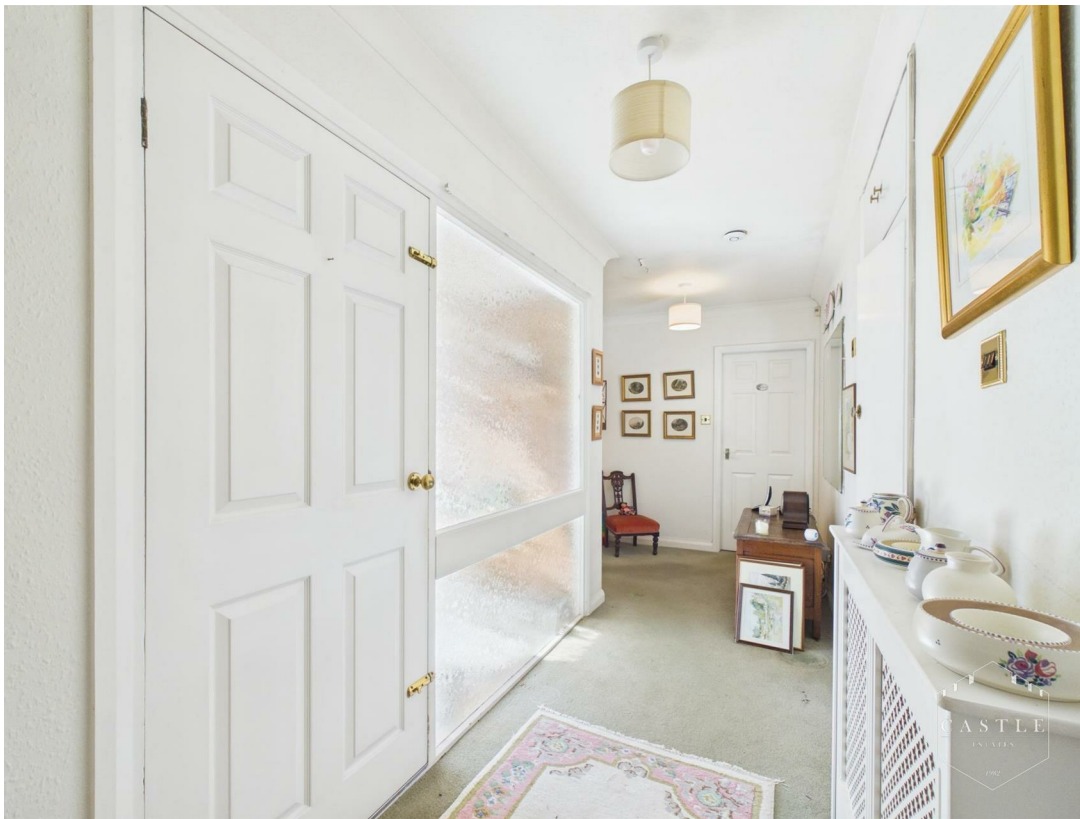
### **ENCLOSED PORCH**

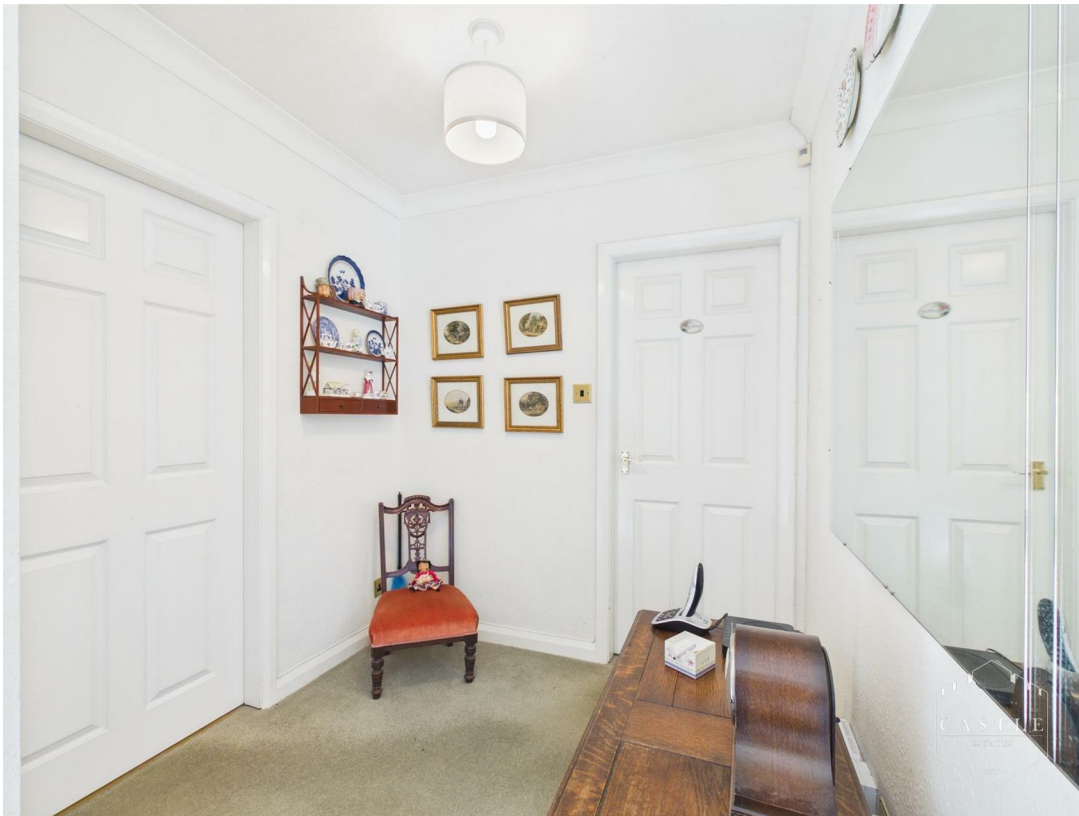
having wooden front door, upvc double glazed windows to side and inner door to Hall.



**HALL**

having built in storage cupboard, central heating radiator and covered ceiling.





## LOUNGE

22'3 x 13'1 (6.78m x 3.99m)

having feature fireplace with inset fire, marble surround and hearth, built in arched book shelves with cupboards beneath, coved ceiling, wall light points, warm air vent, upvc double glazed window to front and upvc double glazed French doors opening onto Garden. Archway to Dining Room.





**DINING ROOM**

15'1 x 10 (4.60m x 3.05m )

having coved ceiling and warm air vent. Sliding doors opening onto Sun Room.



**SUN ROOM**

14'11 x 10 (4.55m x 3.05m)

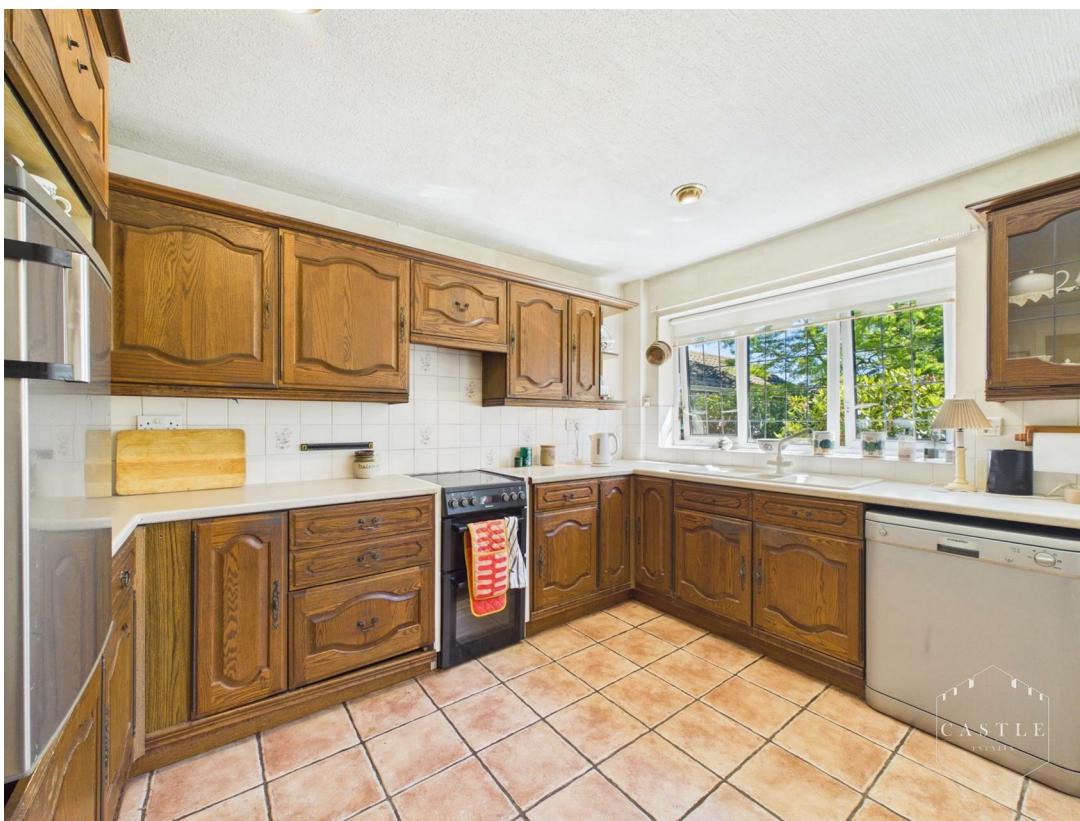
having central heating radiator, double glazed windows and door opening onto Garden.

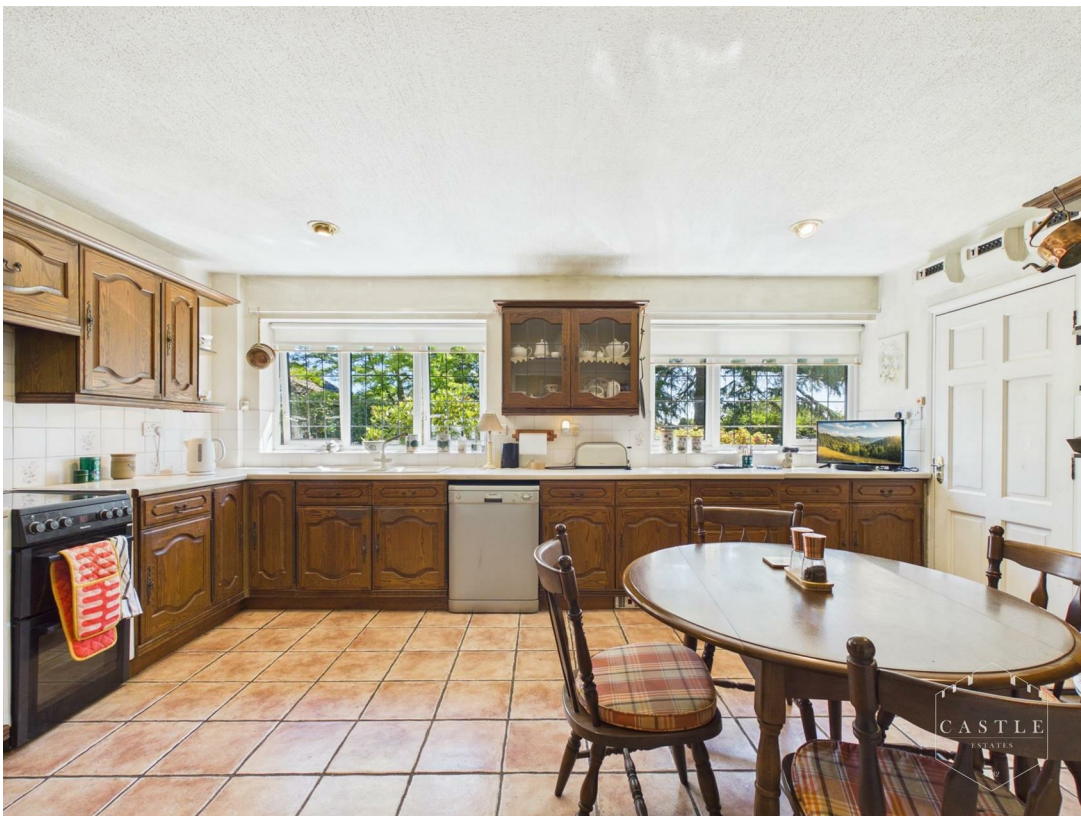


**KITCHEN**

16'11 x 12 (5.16m x 3.66m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker, space and plumbing for dishwasher, built in fridge, central heating radiator and two double glazed windows to front.





**UTILITY ROOM**

9'6 x 4'8 (2.90m x 1.42m )

having base unit, work surfaces and wall mounted gas fired boiler for central heating and domestic hot water.



**SEPARATE W.C.**

6'2 x 2'9 (1.88m x 0.84m )

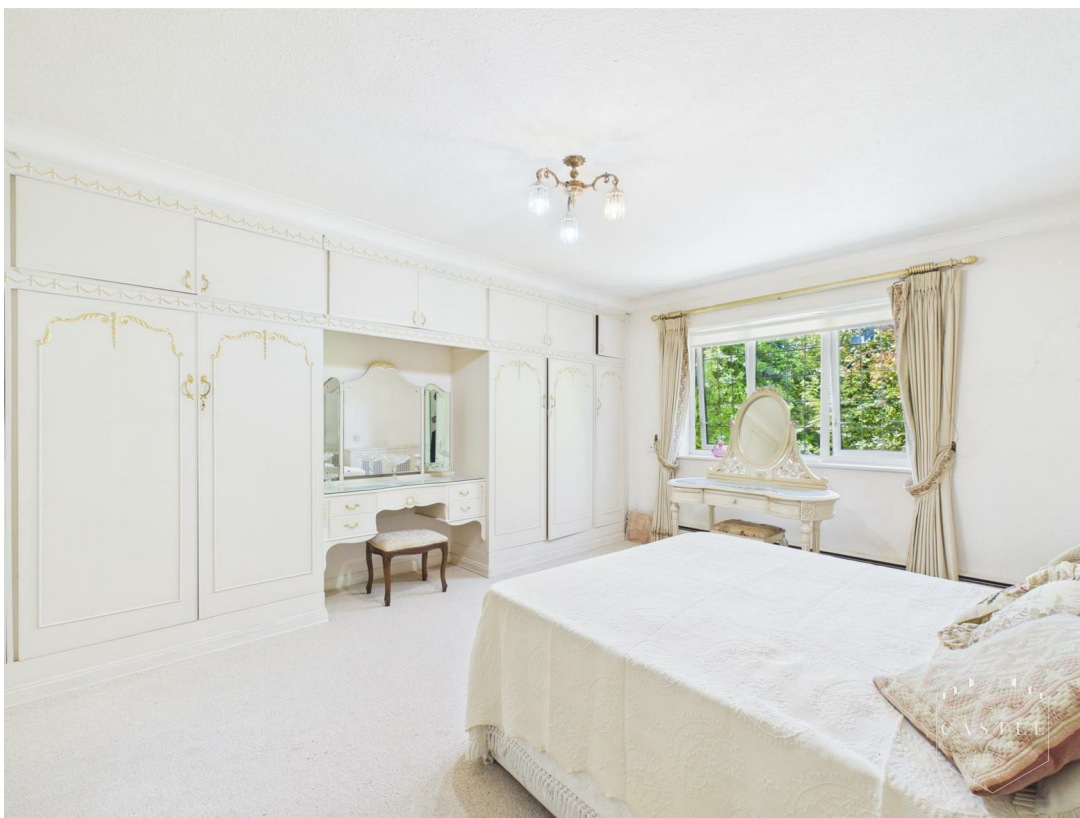
having low level w.c., wash hand basin, ceramic tiled splashbacks and built in storage.



**MASTER BEDROOM**

16 x 13'9 (4.88m x 4.19m)

having range of built in furniture including wardrobes, dressing table and bedside drawers, warm air vent and double glazed window to rear.



**ENSUITE BATHROOM**

6'8 x 5'10 (2.03m x 1.78m )

having panelled bath, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, vanity cabinets and double glazed window.



**BEDROOM TWO**

12'4 x 10' 10 (3.76m x 3.05m 3.05m )

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



**BEDROOM THREE**

11'9 x 9 (3.58m x 2.74m)

having built in wardrobes, vanity unit with wash hand basin, central heating radiator and upvc double glazed window to rear.



**BEDROOM FOUR/STUDY**

9 x 5'6 (2.74m x 1.68m )

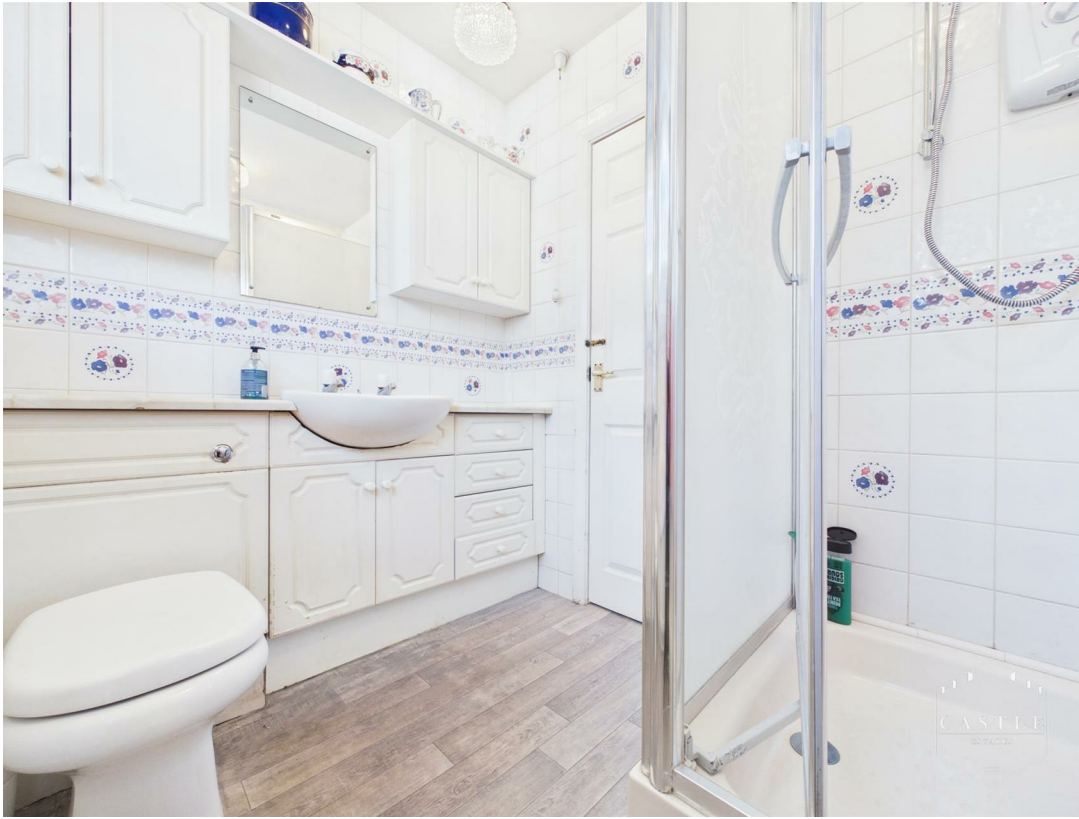
having built in wardrobes, desk, storage cabinet and upvc double glazed window to rear.



## SHOWER ROOM

6'10 x 5'11 (2.08m x 1.80m )

having shower cubicle, integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



**OUTSIDE**

There is direct vehicular access over a good sized tarmac driveway with standing for numerous cars leading to DOUBLE GARAGE (22'6 x 16'1) having folding doors to front, built in storage cupboards and roof storage space. A lawned foregarden with mature trees, shrubs and flower borders. Wrap around gardens with paved patio areas, lawn, mature trees, shrubs and flower borders.










OUTSIDE - AERIAL






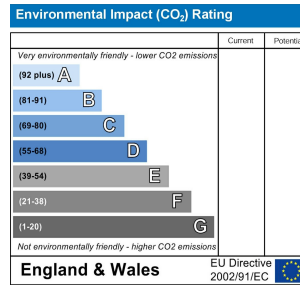
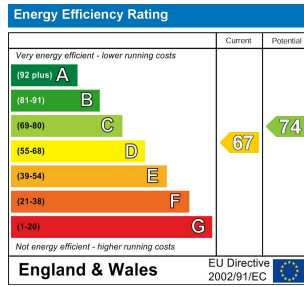
**Energy Efficiency Rating**

	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>	<b>67</b>	<b>74</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	





## **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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