CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER BURBAGE LOCATION

**** NO CHAIN ****

99 SLATE DRIVE
BURBAGE LE10 2QP

Offers In The Region Of £310,000

- NO CHAIN - VIEWING ESSENTIAL
- Spacious Lounge Opening Onto Garden
- First Floor Family Bathroom
- Ample Off Road Parking
- Lawned Rear Garden
- Contemporary Kitchen To Front
- Three Good Sized First Floor Bedrooms
- Second Floor Master Bedroom With Ensuite
- Detached Garage
- Sought After Residential Location

CASTLE ESTATES 1982

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

This modern semi-detached house on Slate Drive offers a perfect blend of comfort and sustainability. Built in 2016, the property boasts a contemporary design that caters to the needs of modern living.

One of the standout features of this property is its commitment to eco-friendliness. Equipped with an electric vehicle charger and a solar power system, complete with a power bank, this home not only reduces your carbon footprint but also offers potential savings on energy bills.

The accommodation boasts entrance hall with guest cloakroom off, contemporary fitted kitchen and attractive lounge to rear opening onto rear garden. To the first floor there are three good sized bedrooms and a family bathroom. On the second floor is the master bedroom with ensuite shower room. Outside the property has ample off road parking leading to garage and easy to maintain gardens.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band C (Freehold)

ENTRANCE HALL

15'6 x 3'6 (4.72m x 1.07m)
having composite front door, wood effect flooring, Hive thermostat, central heating radiator and inset LED lighting. Spindle balustraded staircase to First Floor Landing with useful storage beneath housing the 4KW battery storage for solar panels.

GUEST CLOAKROOM

5'6 x 2'11 (1.68m x 0.89m)
having low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, designer central heating radiator and upvc double glazed window with obscure glass to side.

DINING KITCHEN

14'4 x 9'3 (4.37m x 2.82m)

having an attractive range of contemporary gloss fitted units including base units, drawers and wall cupboards with under lighting, contrasting butchers block effect work surfaces and ceramic tiled splashbacks, inset sink with mixer tap and rinser bowl, built in oven, gas hob with cooker hood over, integrated dishwasher, space for upright fridge freezer, space and plumbing for washing machine, inset LED lighting, designer central heating radiator and upvc double glazed bay window to front.

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LOUNGE

15'7 x 11'7 (4.75m x 3.53m)
having bespoke media wall with space for tv, inset fire and display niches with feature lighting, wood effect flooring, central heating radiator, upvc double glazed windows to rear with French doors opening onto Garden.

FIRST FLOOR LANDING

11'10 x 2'10 (3.61m x 0.86m)
having spindle balustrading. Staircase to Second Floor Landing.

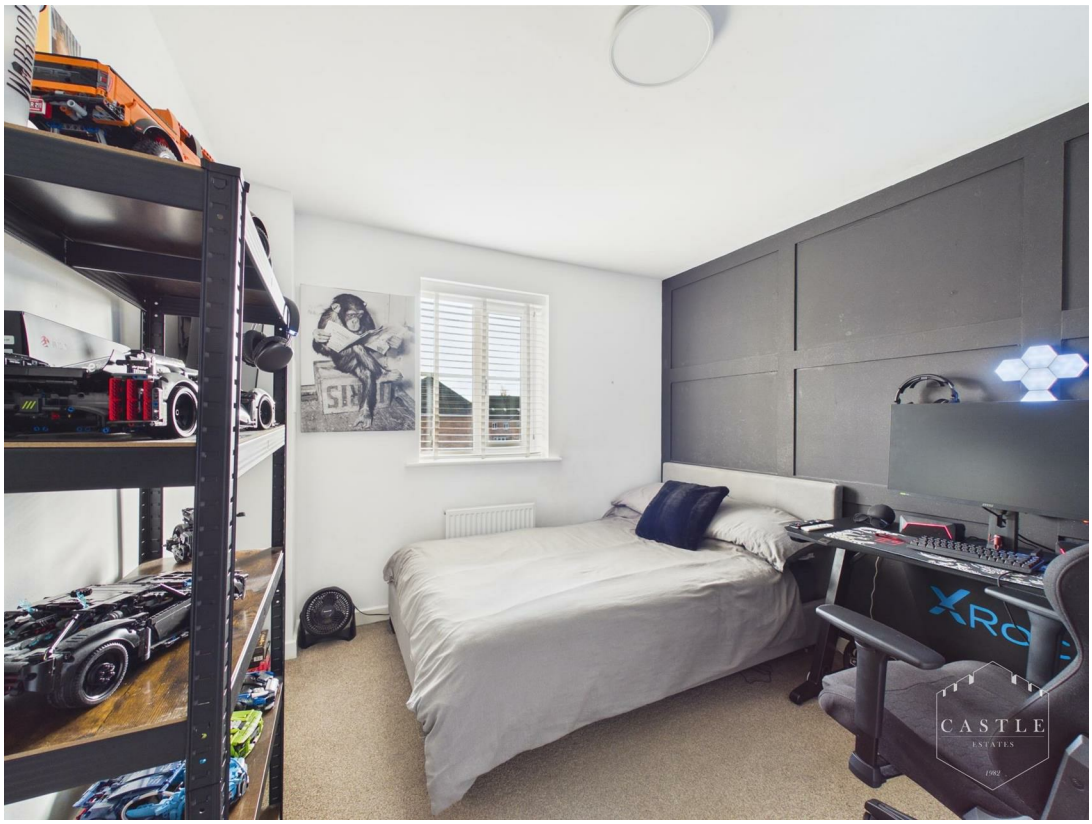
BEDROOM TWO

13'6 x 9'3 (4.11m x 2.82m)
having Hammonds fitted wardrobes, feature panel effect wall, tv aerial point, central heating radiator and upvc double glazed window to rear.

BEDROOM THREE

10'3 x 9'4 (3.12m x 2.84m)

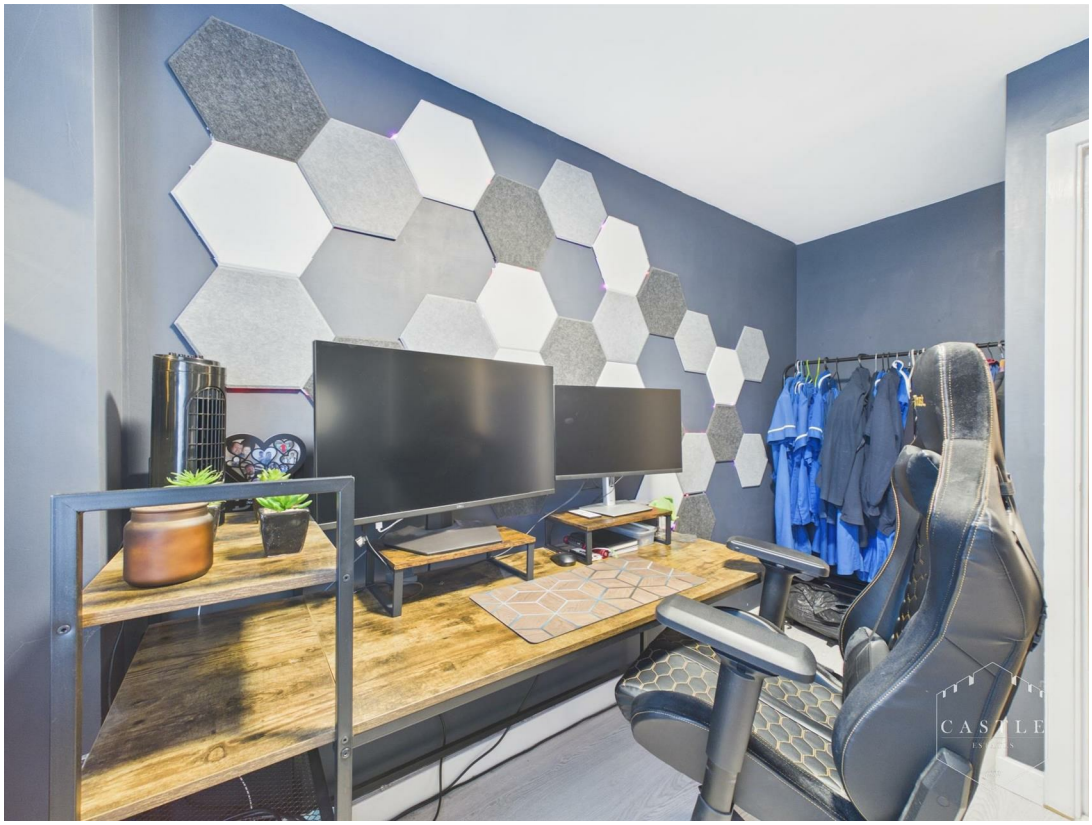
having Hammonds fitted wardrobes, feature panel effect wall, tv aerial point, central heating radiator and upvc double glazed window to front.



BEDROOM FOUR

11'5 x 6'10 (3.48m x 2.08m)

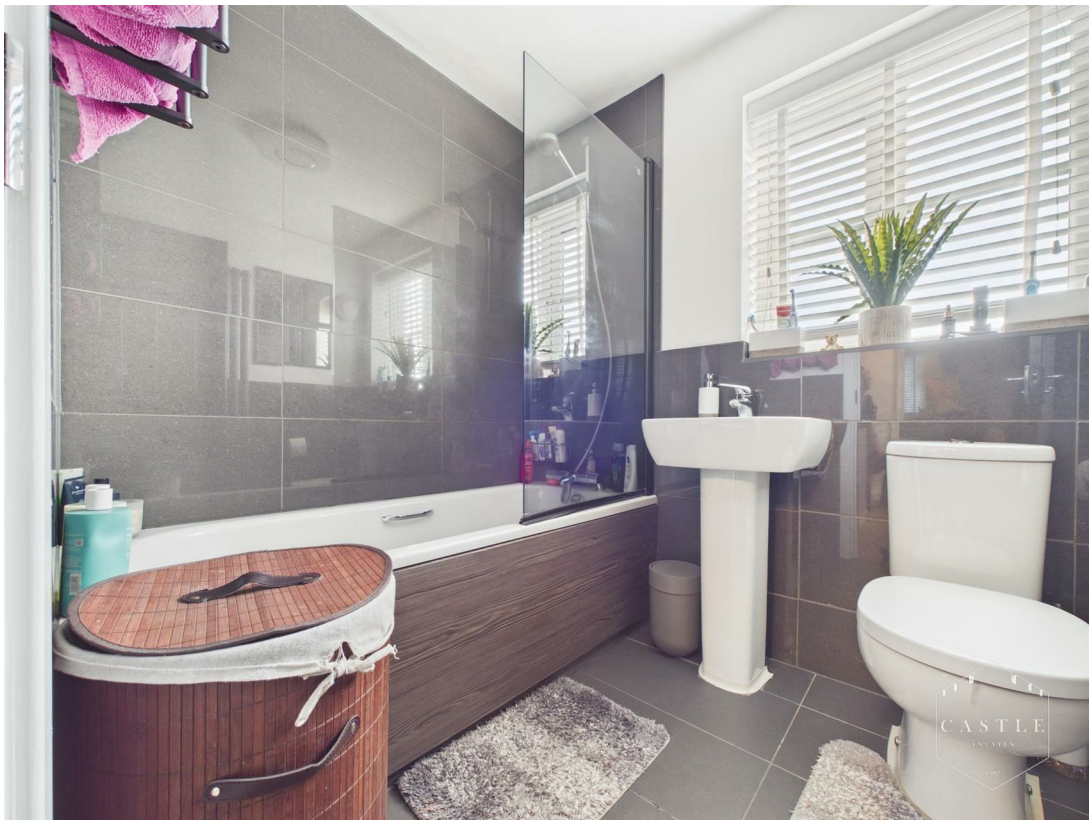
having wood effect flooring, central heating radiator and upvc double glazed window to rear.



FAMILY BATHROOM

6'9 x 5'7 (2.06m x 1.70m)

having panelled bath with shower over and glass screen, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, designer central heating radiator and upvc double glazed window with obscure glass to front.



SECOND FLOOR LANDING

3'4 x 3'2 (1.02m x 0.97m)

MASTER BEDROOM

20'8 x 9'7 (6.30m x 2.92m)

having feature panel effect wall, built in wardrobes, tv aerial point, two central heating radiators, eaves storage, access to the roof space, upvc double glazed window to front and Vellux roof light.

ENSUITE SHOWER ROOM

7'4 x 6'6 (2.24m x 1.98m)
having corner shower cubicle, pedestal wash hand basin, low level w.c., central heating radiator, ceramic tiled splashbacks and Vellux roof light.

OUTSIDE

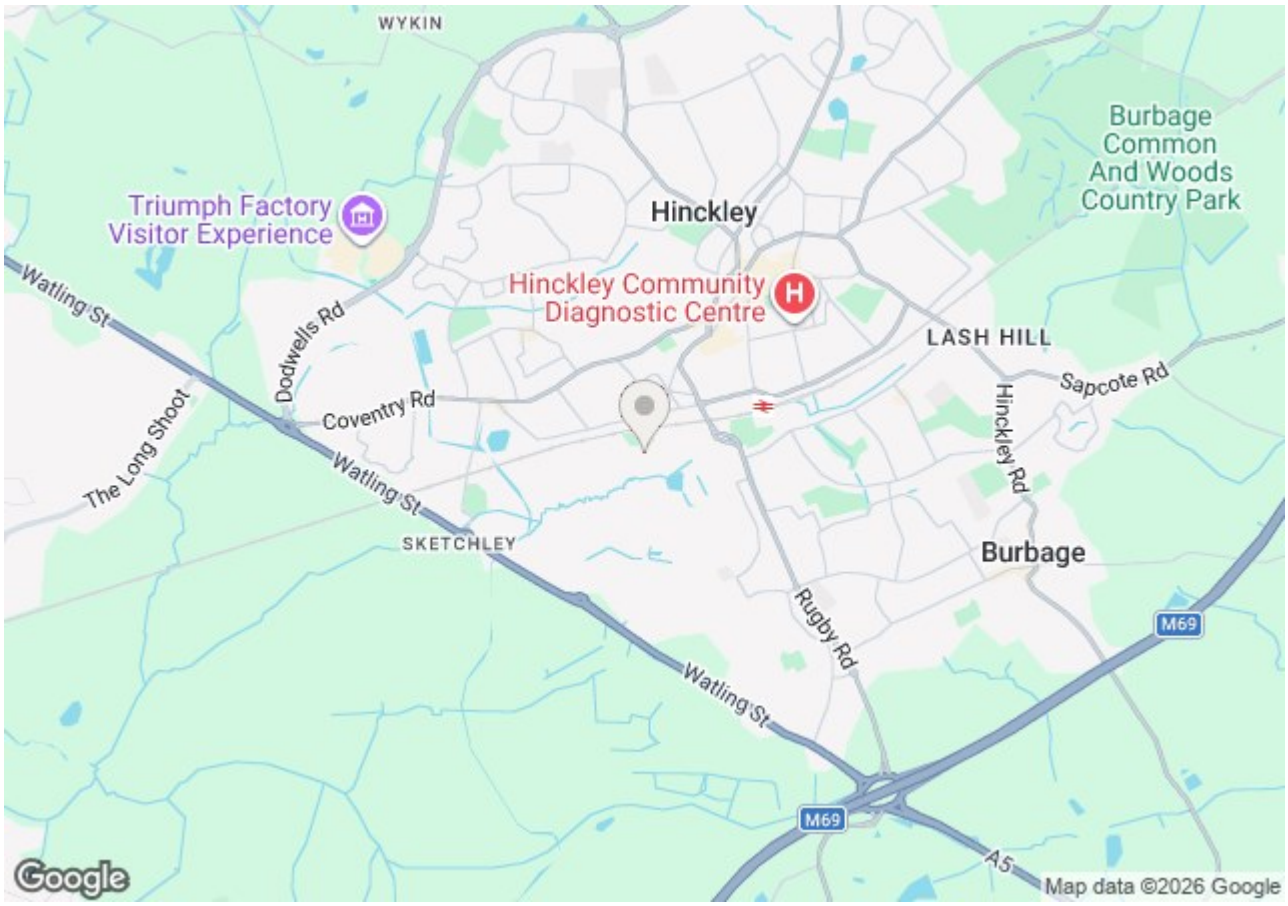
There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to DETACHED GARAGE (19'10 x 10) with up and over door, power and light. A fully enclosed rear garden with patio area, artificial lawn and well fenced boundaries. The property benefits from 4KW PV solar system and power bank. Electric charger for car.

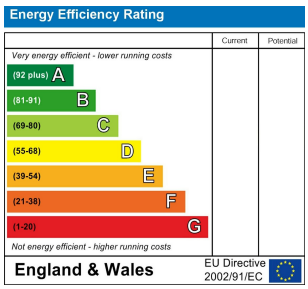
Energy Efficiency Rating

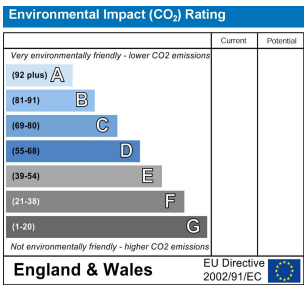
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

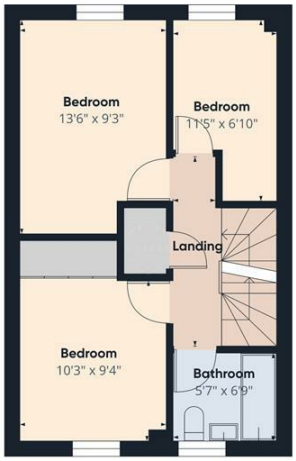
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







Floor 0 Building 1



Floor 1 Building 1

Floor 2 Building 1

Floor 0 Building 2

CASTLE ESTATES

Approximate total area(1)

985 ft²

Reduced headroom

51 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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