CASTLE ESTATES

1982

A WELL PRESENTED, SPACIOUS AND MUCH IMPROVED THREE BEDROOMED DETACHED DORMER STYLE FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION SOLD WITH NO ONWARD CHAIN



2 FORRESTERS CLOSE
BURBAGE LE10 2RT

Offers In Excess Of £425,000

- Large Corner Plot!
- Utility Room
- Master Bedroom With Dressing Area & Ensuite
- First Floor Bedroom Two With Ensuite
- Well Tended Gardens
- Contemporary & Spacious Breakfast Kitchen
- Attractive Lounge
- Ground Floor Bedroom Three
- Ample Off Road Parking
- NO ONWARD CHAIN

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** Viewing Essential ** No Onward Chain ** A spacious, well appointed and much improved detached dormer style family residence standing on a good sized corner plot with ample off road parking and well tended gardens.

The accommodation enjoys an impressive hall, contemporary fitted breakfast kitchen, attractive lounge, utility room, bedroom three, good sized master bedroom with dressing room and ensuite shower room. To the first floor there is a further large bedroom with ensuite.

It is situated in a sought after village location, close to the 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.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

14'7" x 6'6" (4.45m x 2m)
having composite double glazed front door, inset LED lighting and central heating radiator. Feature solid wood staircase with glass panels to First Floor Landing and useful storage beneath.





BREAKFAST KITCHEN

17'2" x 11'9" (5.24m x 3.60m)

having an excellent range of contemporary gloss units including base units, drawers and wall cupboards with under lighting, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven and microwave, gas hob with cooker hood over, integrated dishwasher, integrated fridge freezer, ceramic tiled flooring, central heating radiator, inset LED lighting and upvc double glazed windows.







LOUNGE

17'3" x 12'9" (5.26m x 3.89m)

having feature fire surround, central heating radiator, laminate wood effect flooring, tv aerial point, upvc double glazed window and bi-fold doors opening onto garden.





INNER HALL

having inset LED lighting.



UTILITY ROOM

8'4" x 5'7" (2.56m x 1.72m)

having low level w.c., fly over work surface and inset sink, space and plumbing for washing machine, gas fired boiler for central heating and domestic hot water, chrome heated towel rail and upvc double glazed window with obscure glass.



MASTER BEDROOM

17'0" x 11'7" (5.20m x 3.54m)
having central heating radiator and laminate wood effect flooring.





DRESSING ROOM

9'1" x 4'9" (2.79m x 1.45m)
having upvc double glazed French doors with wheelchair access.

ENSUITE SHOWER ROOM

8'8" x 6'4" (2.66m x 1.95m)
having shower area with rain shower over and handheld shower, low level w.c, vanity unit with wash hand basin, fully tiled walls and flooring, chrome heated towel rail, inset LED lighting and extractor fan.



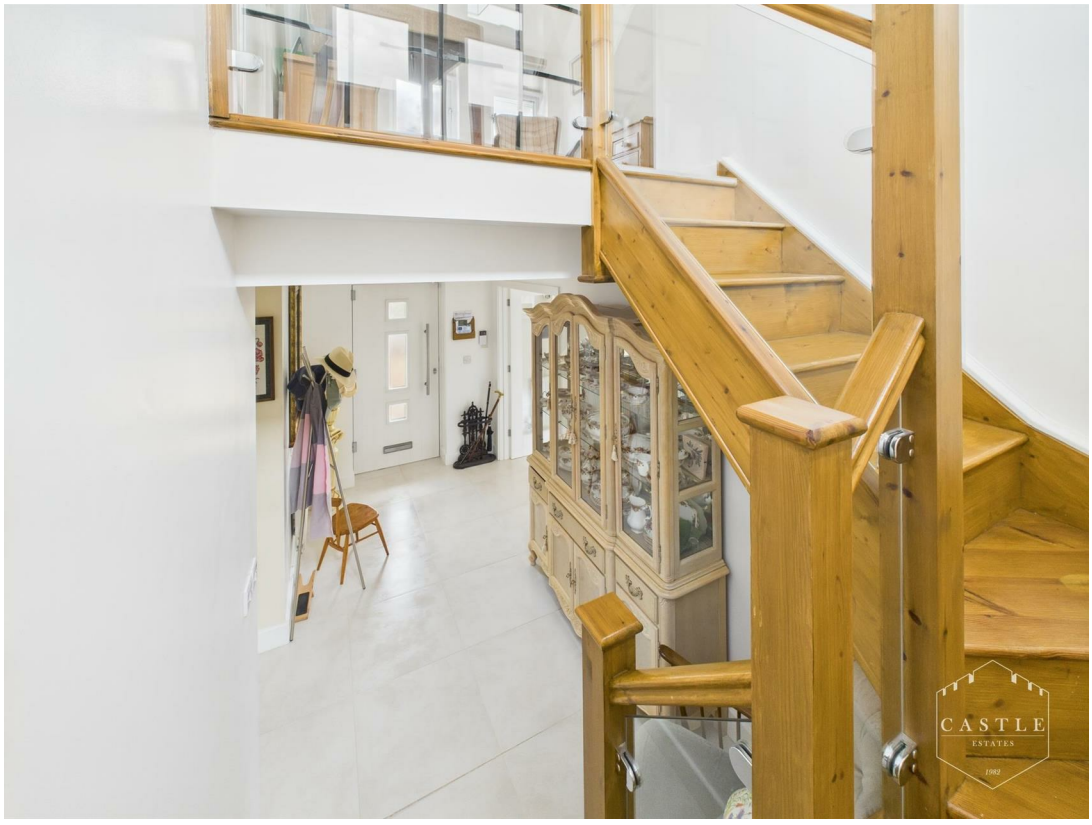
BEDROOM THREE

8'11" x 8'8" (2.72m x 2.65m)
having fitted wardrobes, central heating radiator and upvc double glazed window.



STAIRCASE

leading to First Floor Landing.



FIRST FLOOR LANDING

10'2" x 7'5" (3.10m x 2.28m)
having central heating radiator, laminate wood effect flooring, inset LED lighting and upvc double glazed windows. Access to the attic storage space.



BEDROOM TWO

17'5" x 11'4" (5.31m x 3.46m)
having laminate wood effect flooring, central heating radiator, inset LED lighting, upvc double glazed window and velux roof lights.





ENSUITE SHOWER ROOM

having corner shower cubicle, low level w.c., wash hand basin, central heating radiator, ceramic tiled splashbacks and velux roof light,





OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars. Pebbled and lawned garden with further patio areas, mature flower borders, outside lighting, garden shed, hedged and fenced boundaries.











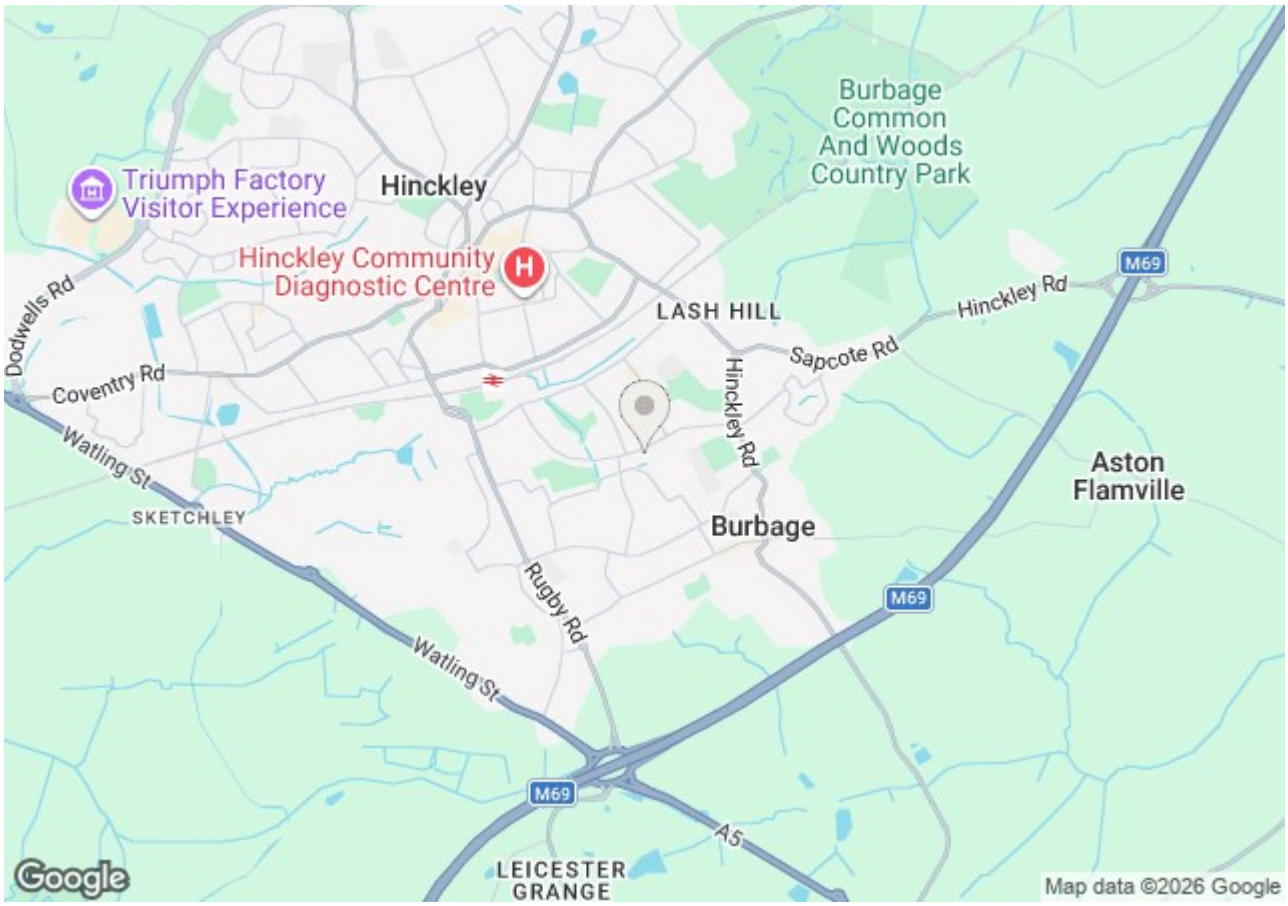

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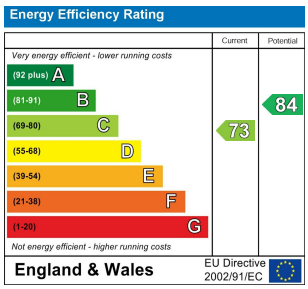
Energy Efficiency Rating

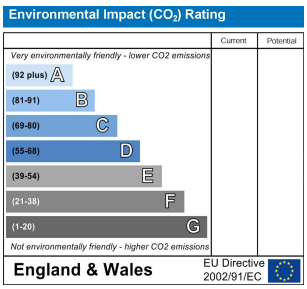
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

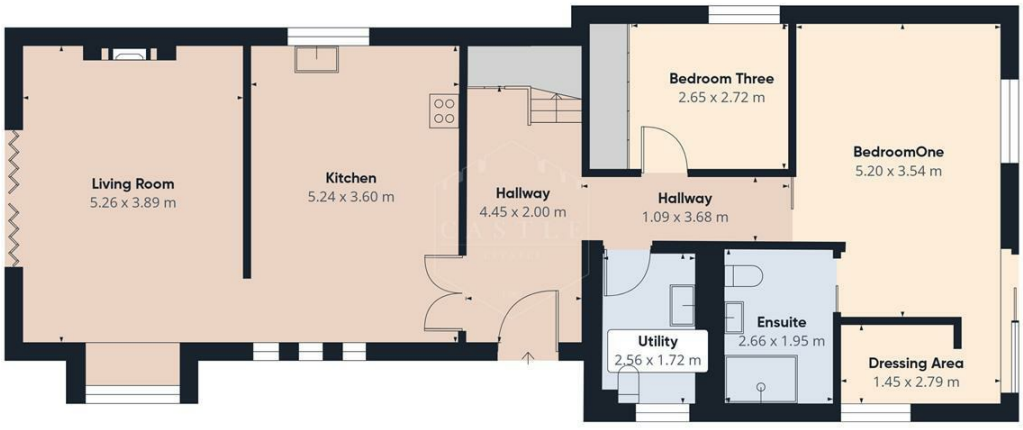
Environmental Impact (CO_2) Rating

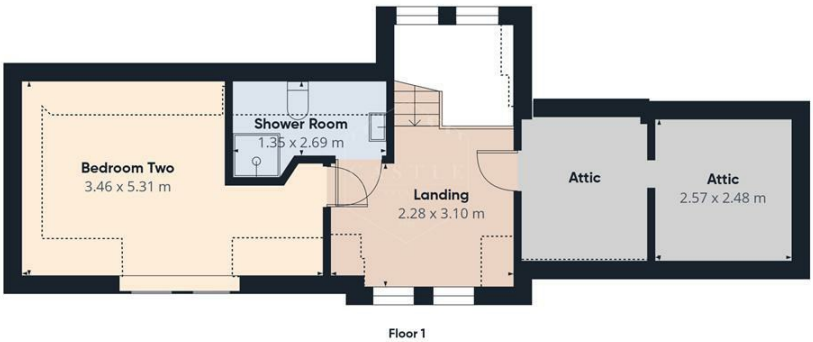
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	











Approximate total area(1)

131.1 m²

Reduced headroom

7.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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