CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED SEMI DETACHED BUNGALOW STANDING ON A GOOD SIZED PLOT SITUATED IN A MOST SOUGHT AFTER NON ESTATE BURBAGE LOCATION



17 THE FAIRWAY
BURBAGE LE10 2TY

Price £280,000

- L Shaped Entrance Hall
- Sun Room
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Sizeable Lawned Rear Garden
- Attractive Lounge
- Well Fitted Kitchen
- Shower Room
- Detached Garage
- VIEWING ESSENTIAL - NO CHAIN

CASTLE ESTATES 1982

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** NO CHAIN - VIEWING ESSENTIAL ** This spacious semi detached bungalow stands on a sizeable private plot with parking for numerous cars, detached garage, gardens front and rear.

The accommodation boasts L shaped entrance hall, attractive lounge opening onto sun room, well fitted kitchen, three good sized bedrooms and a shower room.

It is situated in most sought after non estate residential location, close to all local 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.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having upvc double glazed door with obscure glass, central heating radiator and access to the roof space.



LOUNGE

14'11 x 10'11 (4.55m x 3.33m)

having brick fireplace with fire, central heating radiator, tv aerial point, wall light points and sliding patio doors opening onto Sun Room.





SUN ROOM

10'8 x 7'6 (3.25m x 2.29m)

having polycarbonate roof, upvc double glazed windows and door opening onto rear garden.



KITCHEN

10'11 x 8'2 (3.33m x 2.49m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, built in storage, wood effect flooring, central heating radiator, upvc double glazed window to rear and upvc double glazed door to side.





BEDROOM ONE

11'10 x 9'2 (3.61m x 2.79m)

having built in wardrobes and dressing table, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

11 x 8'2 (3.35m x 2.49m)

having built in wardrobes and dressing table, central heating radiator and upvc double glazed window to front.



BEDROOM THREE

8'6 x 7'6 (2.59m x 2.29m)
having central heating radiator and upvc double glazed window to side.



SHOWER ROOM

6'3 x 5'8 (1.91m x 1.73m)

having corner shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled walls, chrome heated towel rail, shaver point, inset LED lighting 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 GARAGE with up and over door, power and light. A lawned foregarden with mature shrubs. Pedestrian access to a sizeable private rear garden being laid principally to lawn with mature trees and shrubs, well fenced boundaries and garden shed.







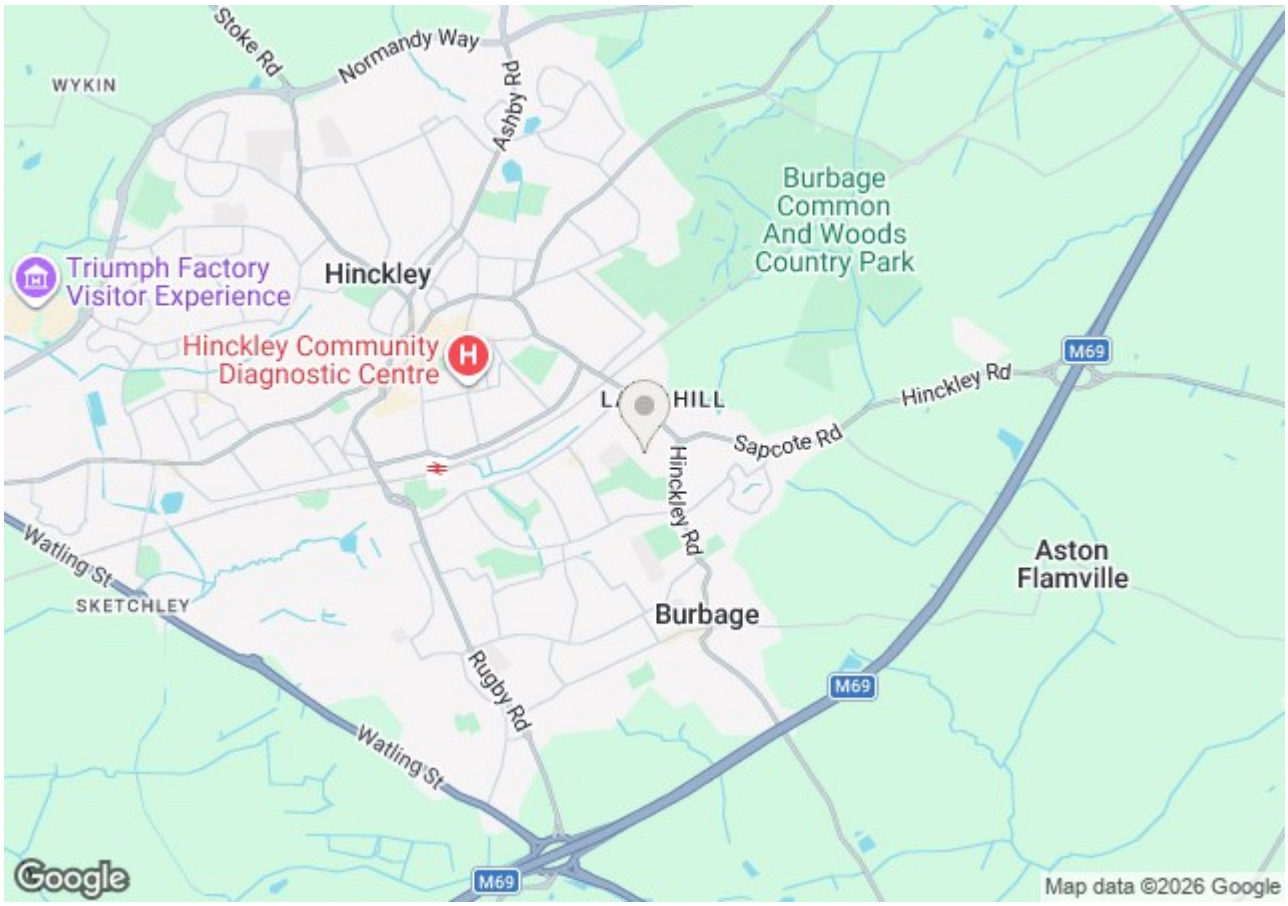


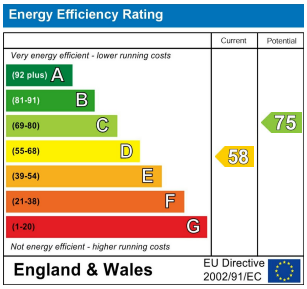
Energy Efficiency Rating

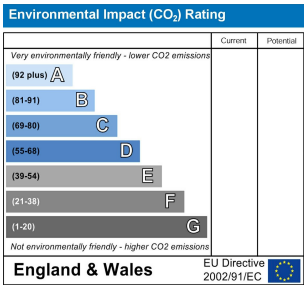
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

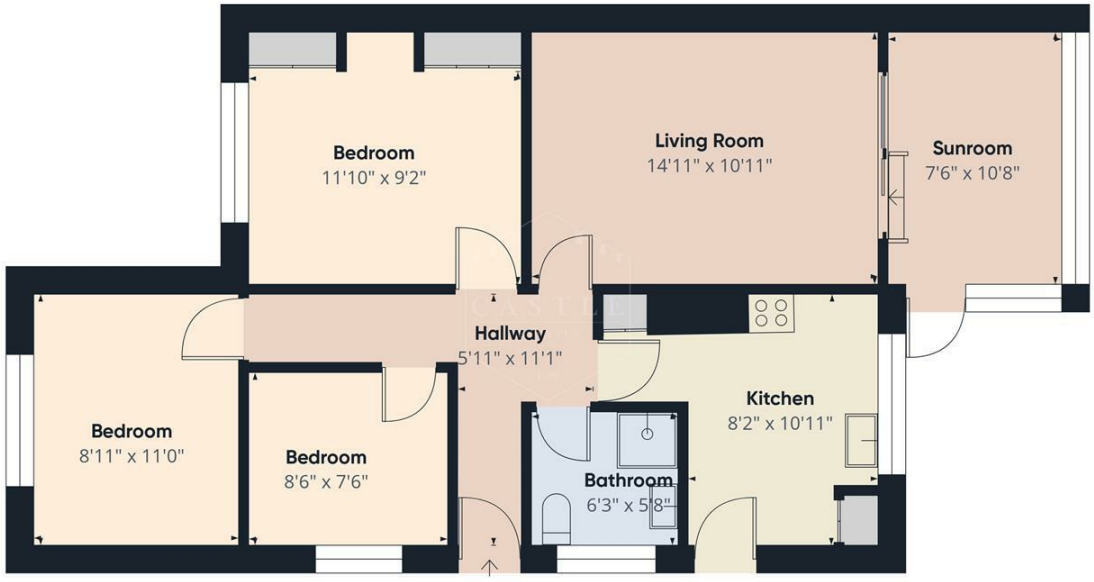
Environmental Impact (CO_2) Rating

	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]

747 ft²

(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.

GIRAFFE360

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