

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH EXCELLENT POTENTIAL FOR EXTENSION AND IMPROVEMENT STANDING ON A SIZEABLE MATURE PRIVATE PLOT SITUATED IN A MOST SOUGHT AFTER BURBAGE LOCATION



**39 DENIS ROAD
BURBAGE LE10 2LR**
Offers Over £280,000

- Entrance Hall
- Kitchen
- Family Bathroom
- Sizeable Lawned Gardens
- NO CHAIN - VIEWING ESSENTIAL
- Good Sized Split Level Lounge
- Three Good Sized Bedrooms Over Two Floors
- Ample Parking & Double Garage
- Sought After Residential Location
- IN NEED OF SOME MODERNISATION



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**** NO CHAIN **** A spacious detached property standing on a good sized plot with excellent potential for further extension and improvement. Viewing essential.

This property currently enjoys entrance hall leading to lounge, kitchen, bedroom and bathroom. To the lower level is a further two good sized bedrooms and access to the double garage. Outside the property has ample off road parking and sizeable lawned rear garden.

It is situated in a sought after and convenient location for both Hinckley and Burbage centres with their 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 VESTIBULE

5'3 x 3'3 (1.60m x 0.99m)

having upvc double glazed front door with obscure glass and coloured leaded lights and upvc double glazed side windows with obscure glass. Opening through to Inner Hall



INNER HALL

14'8 x 3'3 (4.47m x 0.99m)

having central heating radiator and access to the roof space. Staircase down to Lower Level.



LOUNGE

20'10 x 13'10 (6.35m x 4.22m)

being split level having two central heating radiators, wall mounted fire, wall light points, coved ceiling, upvc double glazed windows to front, side and rear.





KITCHEN

13'11 x 7'11 (4.24m x 2.41m)

having range of fitted base units, drawers and wall cupboards, work surfaces with inset sink and ceramic tiled splashbacks, built in oven, gas hob with cooker hood over, space and plumbing for washing machine, central heating radiator and upvc double glazed window to front.





BEDROOM ONE

14'4 x 11'10 (4.37m x 3.61m)

having fitted wardrobes, central heating radiator and upvc double glazed window to rear.



FAMILY BATHROOM

8'5 x 5'9 (2.57m x 1.75m)

having coloured suite including walk in shower, pedestal wash hand basin, low level w.c., central heating radiator, built in storage, ceramic tiled splashbacks and upvc double glazed window with obscure glass to side.



HALL TO LOWER LEVEL

9'7 x 6 (2.92m x 1.83m)

having central heating radiator and door to Garage. Staircase to Lower Level. There is also an empty void within the property that has the potential to be opened up for a 4th bedroom.

LOWER LEVEL BEDROOM TWO

13'9 x 11'10 (4.19m x 3.61m)

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





VOID SPACE

9' x 11' approx sizes (2.74m x 3.35m approx sizes)

Fully enclosed void space with potential to be opened up to create larger bedroom or additional room

LOWER LEVEL BEDROOM THREE

13'11 x 8'8 (4.24m x 2.64m)

having built in wardrobe, central heating radiator and upvc double glazed window to rear.



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for numerous cars leading to INTEGRAL DOUBLE GARAGE and steps up to front entrance. Pedestrian access to side giving access to the sizeable, mature and private lawned rear garden with hedged boundaries, mature trees and shrubs.

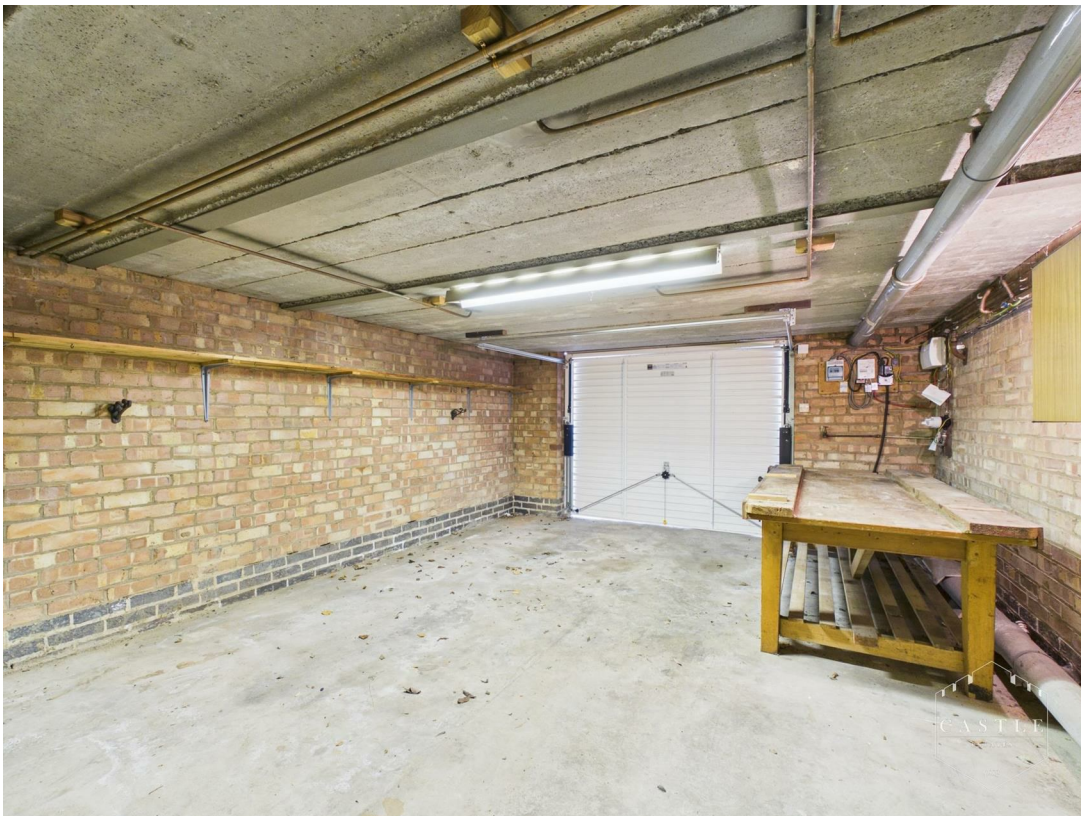


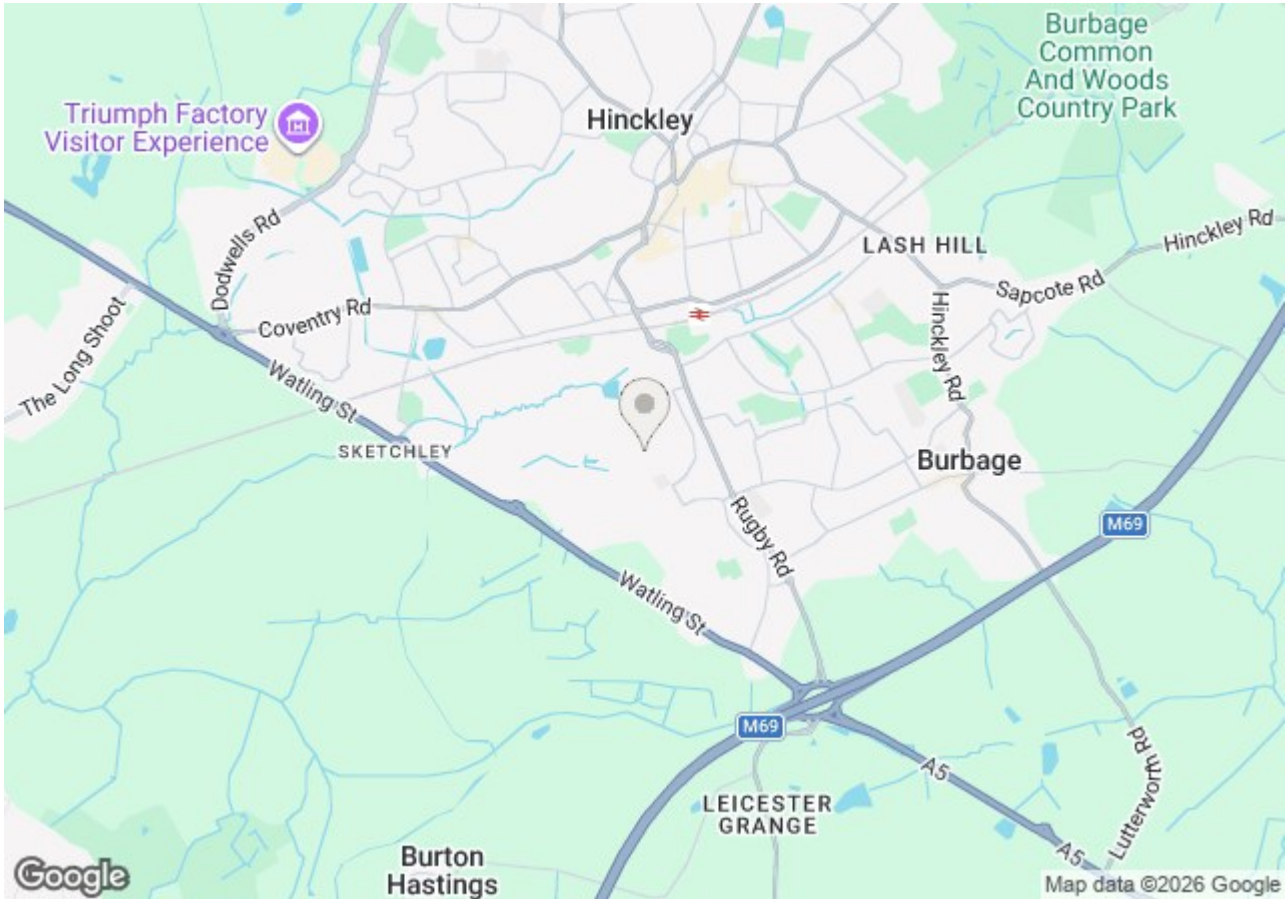
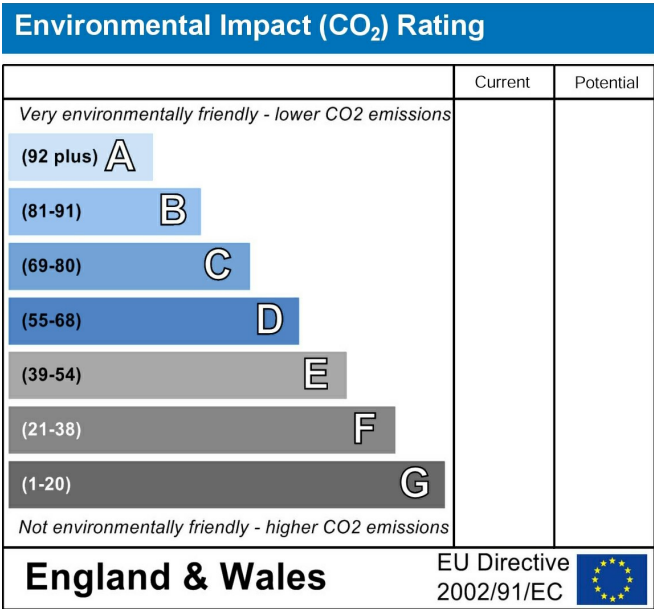
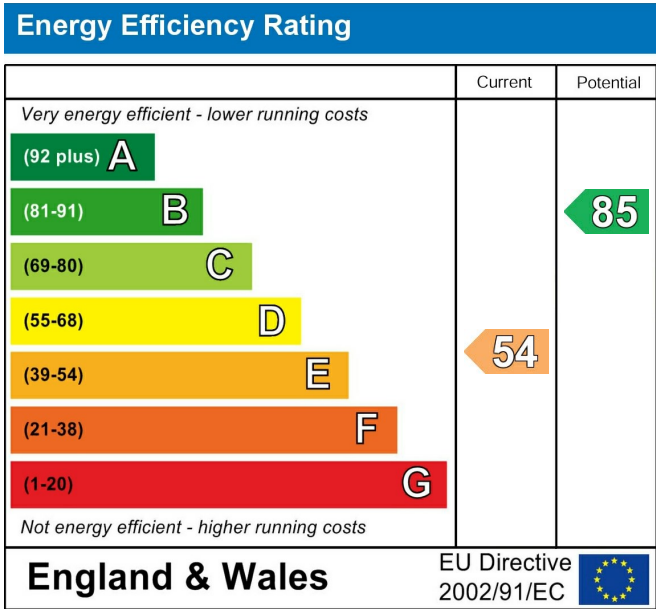


GARAGE

18'9 x 14'2 (5.72m x 4.32m)

having up and over door, power and light.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
1408 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.

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
