

# CASTLE ESTATES

1982

**A WELL PRESENTED GOOD SIZED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH GARAGE AND PRIVATE REAR GARDEN SITUATED IN A MOST SOUGHT AFTER BURBAGE RESIDENTIAL LOCATION**



**27 FREZENBERG CLOSE  
BURBAGE LE10 2FL**

**Offers In The Region Of £490,000**

- Entrance Hall
- Attractive Lounge To Front
- Laundry Room & Guest Cloakroom
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Study/Family Room
- Well Fitted Breakfast Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Private Rear Garden



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This well presented good sized detached family residence enjoys many attractive features and viewing is highly recommended.

The accommodation boasts entrance hall, useful study/family room, attractive lounge, spacious breakfast kitchen, laundry room and a guest cloakroom. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking leading to garage and a private rear garden.

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

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

### **ENTRANCE HALL**

12'7 x 4'8 (3.84m x 1.42m )

having composite front door with feature leaded lights, wood effect flooring and central heating radiator. Feature 'dog leg' staircase to First Floor Landing.



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**STUDY/FAMILY ROOM**

9'3 x 8'6 (2.82m x 2.59m )

having upvc double glazed window to front, central heating radiator, tv aerial point and wood effect flooring.



**LOUNGE**

16'3 x 11'4 (4.95m x 3.45m )

having feature fireplace with wooden surround, inset fire, marble back and hearth, tv aerial point, central heating radiator and upvc double glazed window to front.



## BREAKFAST KITCHEN

19'1 x 12'1 (5.82m x 3.68m )

having an attractive range of fitted Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap and rinser bowl, built in double oven, gas hob with cooker hood over, integrated dishwasher, integrated fridge freezer, central heating radiator, inset LED lighting, upvc double glazed window to rear and upvc double glazed French doors opening onto Garden.





## LAUNDRY ROOM

5'10 x 5'1 (1.78m x 1.55m )

having matching base units, fly over work surface with space and plumbing beneath for washing machine, built in gas fired boiler for central heating and domestic hot water, central heating radiator, inset LED lighting and upvc double glazed door to rear.



**GUEST CLOAKROOM**

5'10 x 4'1 (1.78m x 1.24m )

having low level w.c., pedestal wash hand basin and central heating radiator.



**FIRST FLOOR LANDING**

16'10 x 3'7 (5.13m x 1.09m )

having spindle balustrading, central heating radiator, access to the roof space and upvc double glazed window to side.



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**MASTER BEDROOM**

12'5 x 9'3 (3.78m x 2.82m )

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front. Door to Ensuite Shower Room.



## ENSUITE SHOWER ROOM

8 x 3'10 (2.44m x 1.17m )

having double shower cubicle, low level w.c., vanity unit with wash hand basin, chrome heated towel rail, inset LED lighting and ceramic tiled splashbacks.



**BEDROOM TWO**

13'7 x 9'4 (4.14m x 2.84m )

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



**BEDROOM THREE**

11'11 x 8'2 (3.63m x 2.49m )

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



**BEDROOM FOUR**

10'2 x 8'9 (3.10m x 2.67m)

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



## FAMILY BATHROOM

8'8 x 6'6 (2.64m x 1.98m )

having panelled bath, separate shower cubicle, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, extractor fan, inset LED lighting, chrome heated towel rail and upvc double glazed window with obscure glass to rear.



**OUTSIDE**

There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE (19'6 x 10'5) having up and over door, power and light. Foregarden with path to front door, slate beds and mature shrubs. Pedestrian access to a fully enclosed, generally private rear garden with lawn, patio area, well fenced boundaries.







**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>	<b>79</b>	<b>79</b>
(55-68) <b>D</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	

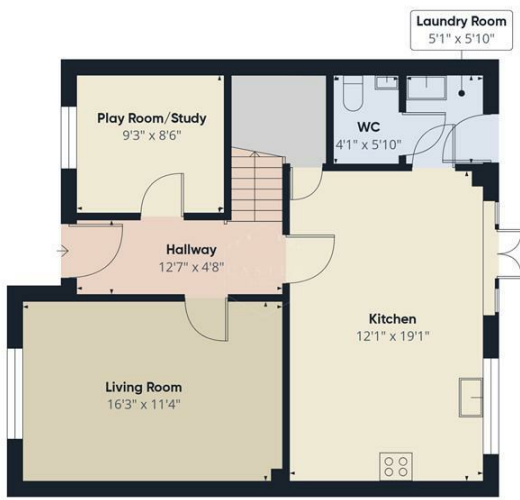
**Environmental Impact (CO<sub>2</sub>) Rating**

	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>		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1500 ft<sup>2</sup>

(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

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