

# CASTLE ESTATES

1982

**A STUNNING, SPACIOUS AND FULL OF CHARACTER FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A SUPERB PLOT OF BEAUTIFULLY LANDSCAPED GARDENS SITUATED IN A MOST SOUGHT AFTER NON ESTATE LOCATION**



**341 RUGBY ROAD  
BURBAGE LE10 2NB**

**Offers In The Region Of £795,000**

- Enclosed Porch To Reception Hall
- Sitting Room Opening Through To Lounge
- Superb Breakfast Kitchen & Laundry Room
- Two Ensuities & Family Bathroom
- Large Superb Landscaped Gardens
- Good Sized Office
- Separate Dining Room
- Four Good Sized Bedrooms
- Ample Off Road Parking, Carport & Garage
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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www.castles-online.co.uk



This stunning detached house is a true gem that offers both space and character. With five generously sized reception rooms, this property is perfect for entertaining guests or enjoying family time. Each room is designed to create a warm and inviting atmosphere, making it an ideal home for those who appreciate comfort and style.

The character of this home is evident throughout, with charming architectural details that add to its appeal. The spacious layout allows for a seamless flow between rooms, making it easy to enjoy both quiet moments and lively gatherings.

Situated in a desirable location, this property offers the perfect blend of suburban life and convenient access to local amenities. Burbage is known for its easy access for commuting and excellent schools, making it an ideal place for families.

In summary, this remarkable detached house on Rugby Road is a perfect choice for those seeking a spacious, character-filled home in a lovely area. With its impressive reception rooms, ample bedrooms, and modern bathrooms, it is sure to meet the needs of any discerning buyer. Don't miss the opportunity to make this stunning property your new home.

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

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

### **ENCLOSED PORCH**

5'7 x 4'3 (1.70m x 1.30m)

having wood front door, upvc double glazed side windows, coved ceiling, feature stained glass window to hall and inner door to Hall.

### **RECEPTION HALL**

18 x 10'8 (5.49m x 3.25m )

having herringbone wood block flooring, central heating radiator, coved ceiling and double glazed window to front. Double doors opening onto Office.

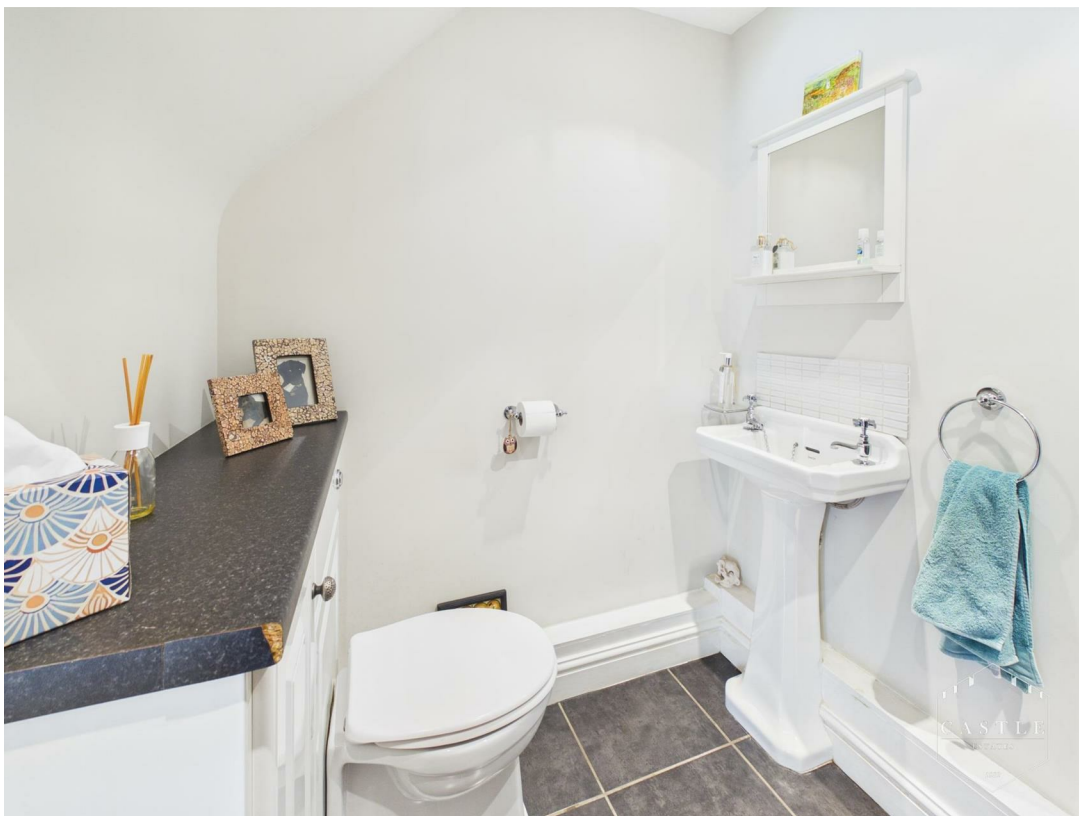






### GUEST CLOAKROOM

having integrated low level w.c. and vanity cabinet, pedestal wash hand basin, inset LED lighting and extractor fan.



## OFFICE

18'1 x 9'1 (5.51m x 2.77m)

having two double glazed windows to front and one to side, coved ceiling, wall light points, tv aerial point and central heating radiator.





## SITTING ROOM

17 x 11 (5.18m x 3.35m)

having feature fireplace, double glazed window to front and two double glazed windows to side. Square archway to Lounge.



## LOUNGE

17'2 x 15'2 (5.23m x 4.62m )

having feature fire with beam over, coved ceiling, tv aerial point, central heating radiator, double glazed windows to side, bay windows with French doors opening onto Garden.





## DINING ROOM

17'4 x 11'10 (5.28m x 3.61m)

having feature fireplace with wooden surround, central heating radiator, inset LED lighting, coved ceiling, wood effect flooring, double glazed windows and French doors opening onto Garden.



## BREAKFAST KITCHEN

having excellent range of fitted Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in Miele induction hob, oven, warming drawer, combi microwave/small oven and steam cooker, built in Fisher Paykel cold water ice fridge freezer, built in Bosch dishwasher, inset LED lighting, tv aerial point, underfloor heating, double glazed square bay window and stable door to garden.









## LAUNDRY ROOM

16'2 x 6'4 (4.93m x 1.93m)

having range of matching fitted units and work surfaces with inset Belfast sink, space and plumbing for washing machine and tumble dryer, space for fridge freezer, underfloor heating, inset LED lighting and wood door to side.





### SEPARATE W.C.

having integrated high level w.c., pedestal wash hand basin, panelled walls to half height, underfloor heating and double glazed window with obscure glass to side.



## FIRST FLOOR LANDING

40'8 x 4'6 (12.40m x 1.37m)

having two central heating radiators, feature stained glass window to side.





## BEDROOM ONE

19 x 10'7 (5.79m x 3.23m)

having central heating radiator, tv aerial point, double glazed square bay window with seat to rear and two further double glazed windows. Door to Ensuite.



## ENSUITE SHOWER ROOM

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





## BEDROOM TWO

18 x 11'7 (5.49m x 3.53m)

having central heating radiator, double glazed window with obscure glass to side and two double glazed windows to front.



### BEDROOM THREE

13'7 x 10'6 (4.14m x 3.20m )

having central heating radiator, built in storage cupboard and double glazed window to front. Door to Ensuite.





## ENSUITE

9'4 x 4'5 (2.84m x 1.35m)

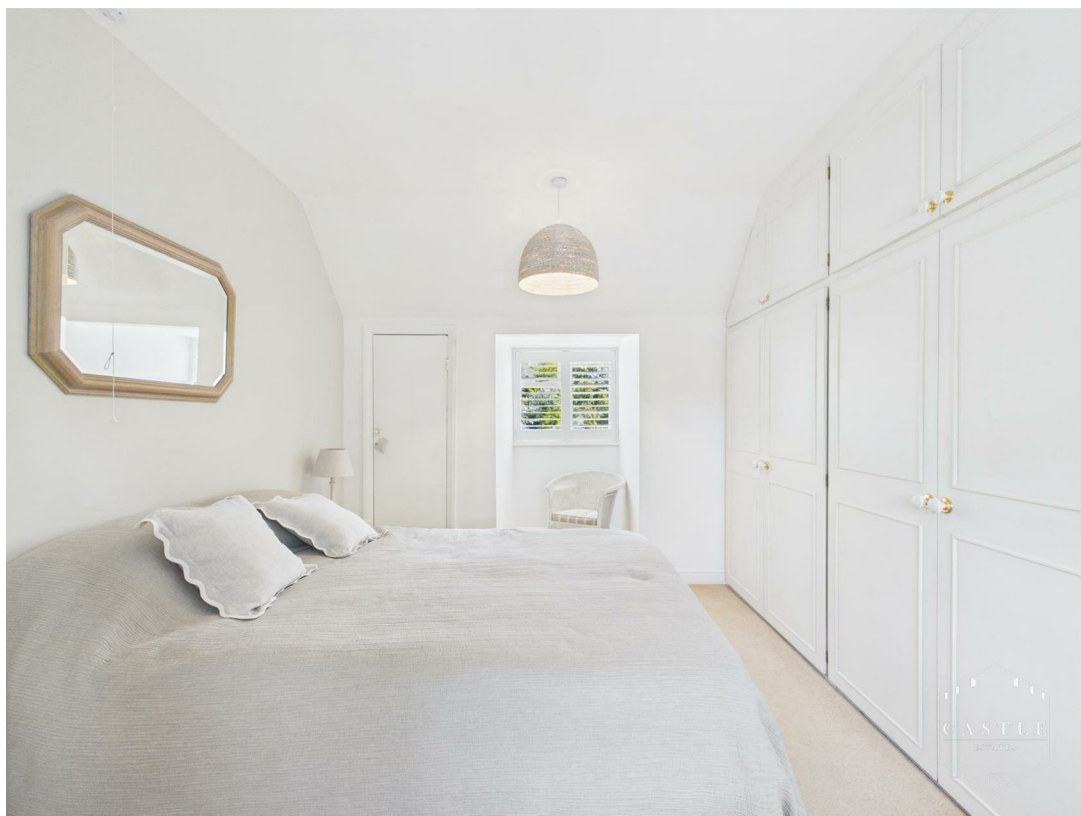
having fully tiled shower cubicle, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, inset LED lighting and access to the roof space.



## BEDROOM FOUR

16'10 x 9'2 (5.13m x 2.79m)

having range of built in wardrobes, central heating radiator and double glazed windows to front and rear.



## FAMILY BATHROOM

16'10 x 9'2 (5.13m x 2.79m )

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





## OUTSIDE

There is direct vehicular access over a good sized pebbled driveway with standing for numerous cars. CARPORT and GARAGE. A lawned foregarden with feature shrubs and trees. Pedestrian access via both sides of the property to a sizeable mature private rear garden with an array of features, patio and seating areas, ornamental pond, lawn, trees, shrubs, pergola, summer house and well fenced boundaries. SHED/WORKSHOP. The property benefits from solar panel generating up to 4kWH or storage battery.













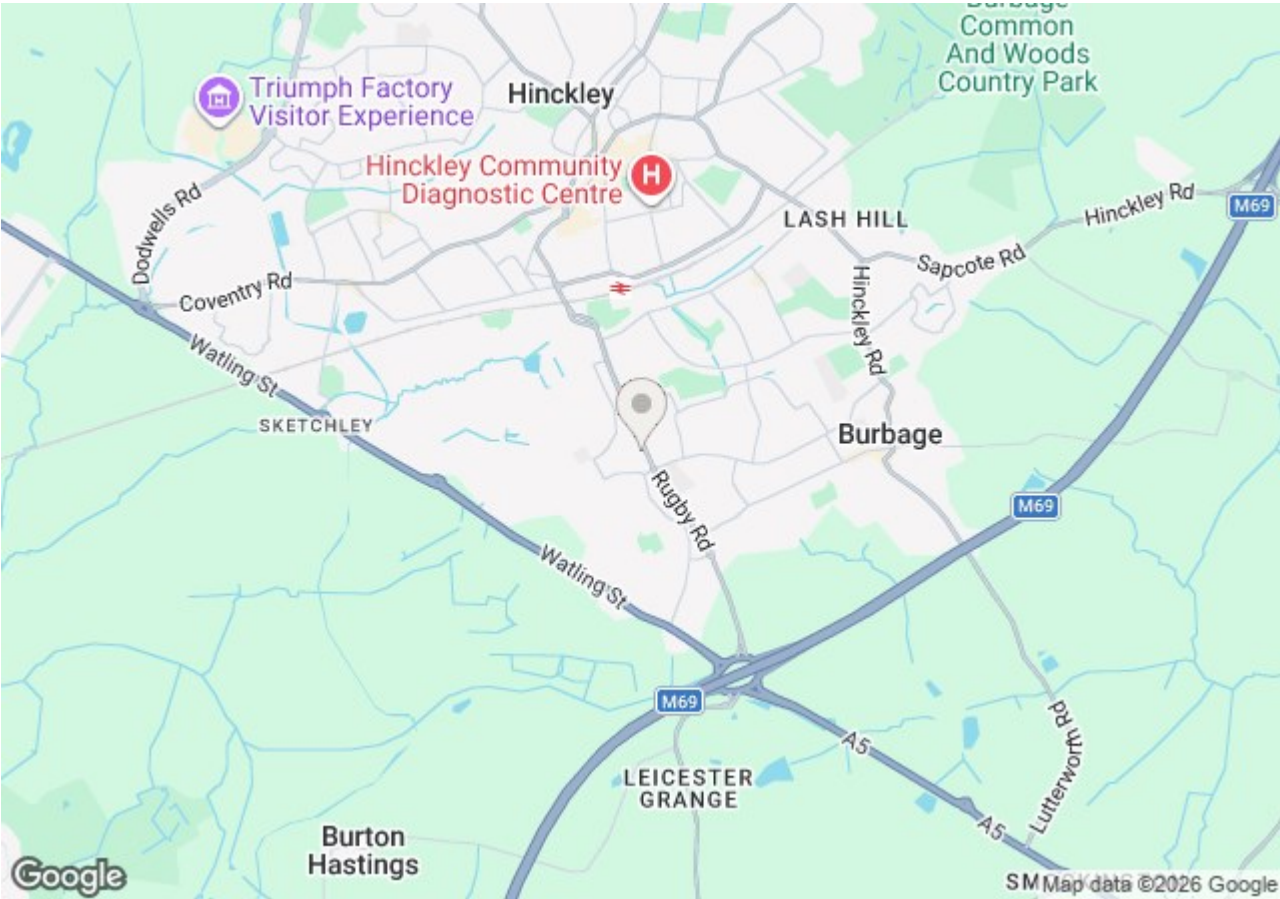




| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   | 79                                                                                                          | 80        |
| (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 <sub>2</sub> ) Rating                  |                                                                                                               |           |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                       | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |



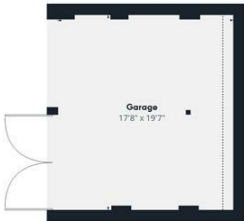


| Energy Efficiency Rating                    |  |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |  |
|---------------------------------------------|--|-------------------------|------------------------------------------------|-----------------------------------------------------------------|--|
| Very energy efficient - lower running costs |  | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |
| England & Wales                             |  | EU Directive 2002/91/EC |                                                | England & Wales                                                 |  |
|                                             |  |                         |                                                | EU Directive 2002/91/EC                                         |  |



Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
3061 ft<sup>2</sup>  
Reduced headroom  
35 ft<sup>2</sup>

(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.

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

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