CASTLE ESTATES

1982

A SPACIOUS FOUR BEDROOMED THREE STOREY TOWNHOUSE STANDING A GOOD SIZED PLOT WITH PARKING, GARAGE AND PRIVATE REAR GARDEN



23 DE HAVILLAND WAY
BURBAGE LE10 2GE

Offers In The Region Of £315,000

- Entrance Hall With Guest Cloakroom
- Modern Dining Kitchen
- First Floor Lounge
- Three Further Good Sized Bedrooms
- Off Road Parking & Garage
- Family Room
- Upvc Double Glazed Sun Room
- Master Bedroom With Ensuite
- Family Bathroom
- Lawned Rear Garden

CASTLE ESTATES 1982

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www.castles-online.co.uk

** VIEWING ESSENTIAL ** This spacious well appointed three storey semi detached family residence stands on a good sized plot with off road parking, garage and a private lawned rear garden.

The accommodation enjoys entrance hall with guest cloakroom, family room, well fitted dining kitchen and sun room. First floor lounge, bedroom and a family bathroom. To the second floor is a master bedroom with ensuite and two further bedrooms.

It is situated on the popular De Flamville park development, ideal for persons wishing to commute via the A5/M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas. Burbage village centre is approximately one and half miles away with its range of shops, schools and amenities. It is also well placed for local countryside being close to the Leicestershire/Warwickshire border.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

13'11" x 3'4" (4.25 x 1.02)
having composite front door and central heating radiator. Staircase to First Floor Landing.

GUEST CLOAKROOM

6'0" x 2'10" (1.85m x 0.87)
having low level w.c. and pedestal wash hand basin.



FAMILY ROOM

13'11" x 8'7" (4.25 x 2.64)
having central heating radiator, tv aerial point and upvc double glazed window to front.





DINING KITCHEN

15'6" x 11'8" (4.73 x 3.58)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, space and plumbing for washing machine, space for fridge freezer, wood effect flooring, inset LED lighting, two central heating radiators, under stairs storage cupboard, upvc double glazed French doors opening onto Garden. Upvc double glazed door to Sun Room.





SUN ROOM

12'0" x 10'2" (3.68m x 3.12)
having polycarbonate roof, upvc double glazed windows and French doors opening onto Garden.

FIRST FLOOR LANDING

10'8" x 3'4" (3.26 x 1.04)
having spindle balustrading and central heating radiator. Staircase to Second Floor Landing.

LOUNGE

15'6" x 13'10" (4.74 x 4.24)
having feature fireplace, central heating radiator, tv aerial point, upvc double glazed window to front and French doors opening onto Juliette Balcony.





BEDROOM

11'3" x 8'9" (3.44 x 2.69)
having central heating radiator and upvc double glazed window to rear.



SHOWER ROOM

8'9" x 6'6" (2.68 x 2m)
having modern suite including double shower cubicle with rain shower over, vanity unit with wash hand basin, low level w.c., shaver point, ladder heated towel rail, wood effect flooring and upvc double glazed window with obscure glass to rear.



SECOND FLOOR LANDING

7'5" x 3'10" (2.27 x 1.17)
having access to the roof space.

MASTER BEDROOM

13'4" x 12'0" (4.07 x 3.68)

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





ENSUITE

8'2" x 5'9" (2.51 x 1.76)

having shower cubicle with rain shower over, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks and inset LED lighting.



BEDROOM

10'1" x 8'4" (3.08 x 2.55)
having central heating radiator and upvc double glazed window to rear.



BEDROOM/STUDY

6'10" x 5'10" (2.10 x 1.79)

having central heating radiator, eaves storage and vellux roof light.



OUTSIDE

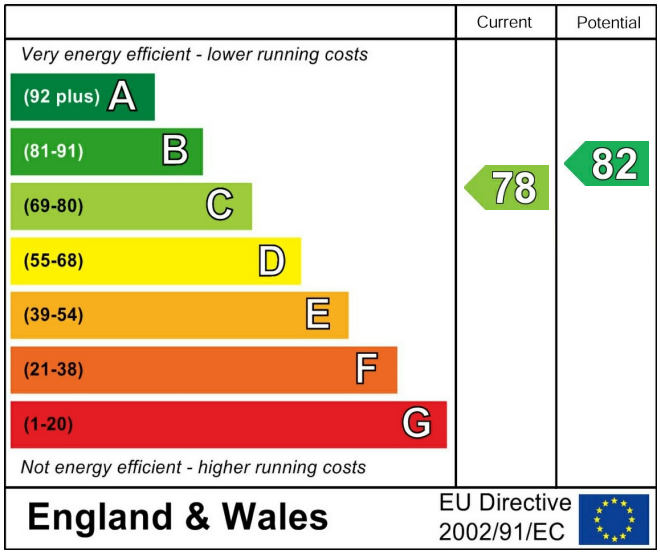
There is direct vehicular access over a tarmac driveway with standing for car leading to GARAGE having up and over door, power and light. Pedestrian access to a fully enclosed sizeable lawned rear garden with patio area and fenced boundaries.



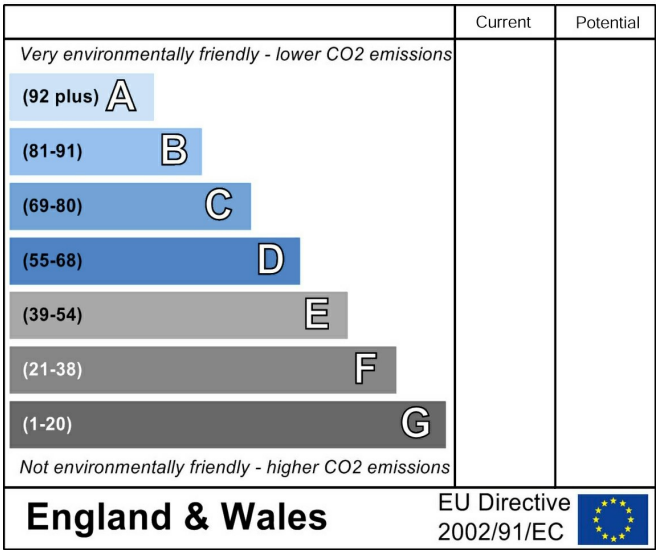


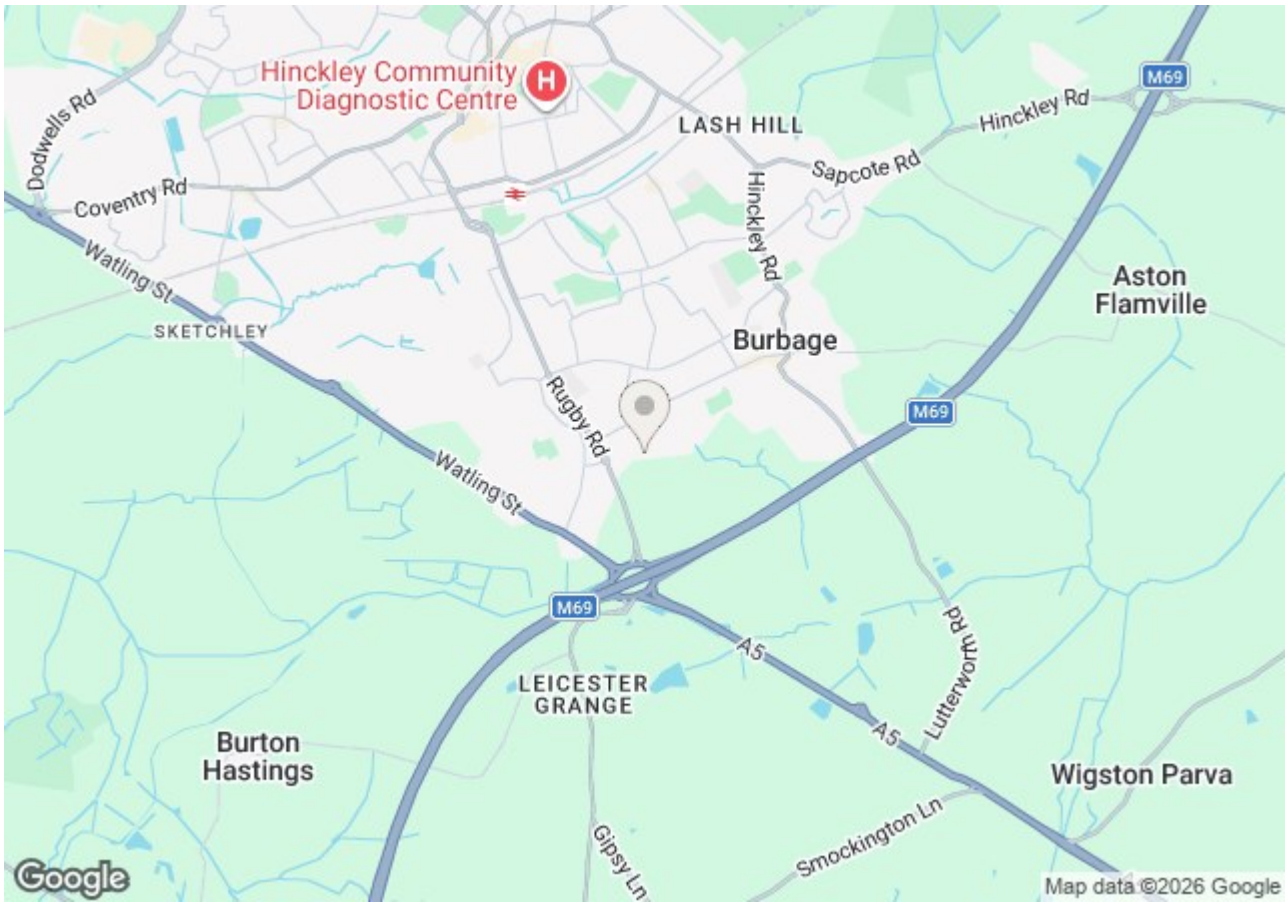


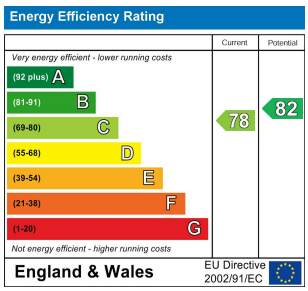
Energy Efficiency Rating

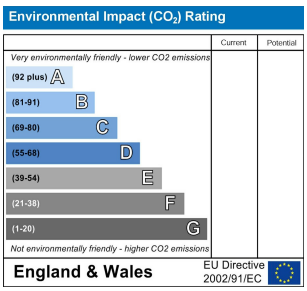


Environmental Impact (CO_2) Rating




Hinckley Community Diagnostic Centre
LASH HILL
Hinckley Rd
Sapcote Rd
Dodwells Rd
Coventry Rd
Watling St
SKETCHLEY
Burbage
Aston Flamville
M69
Rugby Rd
Watling St
M69
A5
Lutterworth Rd
LEICESTER GRANGE
A5
Burton Hastings
Wigston Parva
Gipsy Ln
Smockington Ln
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
82
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


Family Room
2.64 x 4.25 m
Kitchen Diner
4.73 x 3.58 m
Hallway
1.02 x 4.25 m
WC
0.87 x 1.85 m
Sunroom
3.12 x 3.68 m
Floor 0
Lounge
4.74 x 4.24 m
Bedroom
2.69 x 3.44 m
Landing
1.04 x 3.26 m
Bathroom
2.00 x 2.68 m
Floor 1
Bathroom
2.51 x 1.76 m
Bedroom
2.55 x 3.08 m
Master Bedroom
4.07 x 3.68 m
Landing
1.17 x 2.27 m
Bedroom
2.10 x 1.79 m
Floor 2
Approximate total area(1)
120.84 m²
Reduced headroom
0.2 m²
(1) Excluding balconies and terraces
Reduced headroom
..... Below 1.5 m
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
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