# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED TOWNHOUSE SITUATED IN A POPULAR RESIDENTIAL LOCATION**




## 23 WOODBANK
## BURBAGE LE10 2BY

## Offers In The Region Of £260,000

- Entrance Vestibule
- Superb Open Plan Living Kitchen
- Three Bedrooms
- Ample Off Road Parking
- Sought After & Convenient Residential Location
- Guest Cloakroom
- Family/Sitting Room
- Contemporary Fitted Bathroom
- Easy To Maintain Landscaped Rear Garden
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This beautifully presented and much improved townhouse must be viewed to fully appreciate its highest quality fixtures and fittings.

The accommodation boasts entrance hall with guest cloakroom off, family/sitting room and a superb open plan living kitchen with doors out to the private landscaped rear garden. To the first floor are three bedrooms and a contemporary fitted family bathroom. Viewing is essential.

It is situated in popular and convenient residential location, close to all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

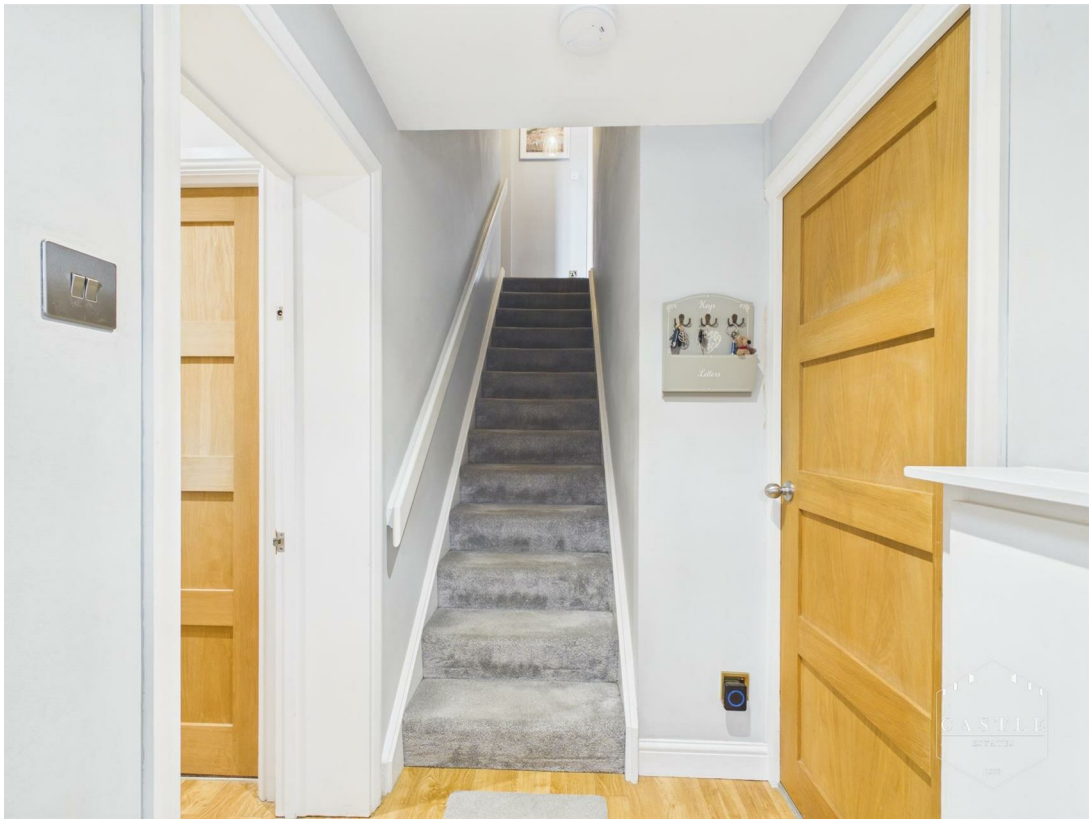
## COUNCIL TAX BAND & TENURE

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

## ENTRANCE HALL

6'6 x 4'3 (1.98m x 1.30m)
having upvc double glazed front door with obscure glass, wood effect flooring and central heating radiator. Staircase to First Floor Landing.





## GUEST CLOAKROOM

7'1 x 2'11 (2.16m x 0.89m)
having integrated low level w.c., vanity unit with wash hand basin, ladder heated towel rail, wood effect flooring and upvc double glazed window with obscure glass to front.



## FAMILY/SITTING ROOM

11'9 x 7'10 (3.58m x 2.39m )
having central heating radiator and upvc double glazed window to rear.



## OPEN PLAN LIVING KITCHEN - Kitchen/Dining Area

21'4 x 12'5 (6.50m x 3.78m)

having an excellent range of contemporary fitted base units and drawers, work surfaces with inset sink, matching peninsular unit with built in oven, hob and extractor hood over, integrated fridge freezer, designer central heating radiator and inset LED lighting. Opening through to Living Area.









## OPEN PLAN LIVING KITCHEN - Living Area

11 x 8 (3.35m x 2.44m)

having feature wall with inset fire and wall mounted tv aerial point, inset LED lighting, sky lantern, designer central heating radiator, upvc double glazed window to rear and French doors opening onto Garden.





## FIRST FLOOR LANDING
having access to the roof space.

## BEDROOM ONE
11'4 x 9'4 (3.45m x 2.84m )
having two upvc double glazed windows to front, feature wall, central heating radiator and built in storage.





## BEDROOM TWO

10'7 x 7'9 (3.23m x 2.36m )

having upvc double glazed window to rear, eaves storage, central heating radiator and tv aerial point.





## BEDROOM THREE

9'9 x 6'8 (2.97m x 2.03m )

having upvc double glazed window to rear, wood effect flooring and central heating radiator.



## FAMILY BATHROOM

6'8 x 5'5 (2.03m x 1.65m )

having contemporary suite including panelled bath with rain shower over and screen, integrated low level w.c., wash hand basin and vanity cabinets, fully tiled walls, white heated towel rail, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to rear.



## OUTSIDE

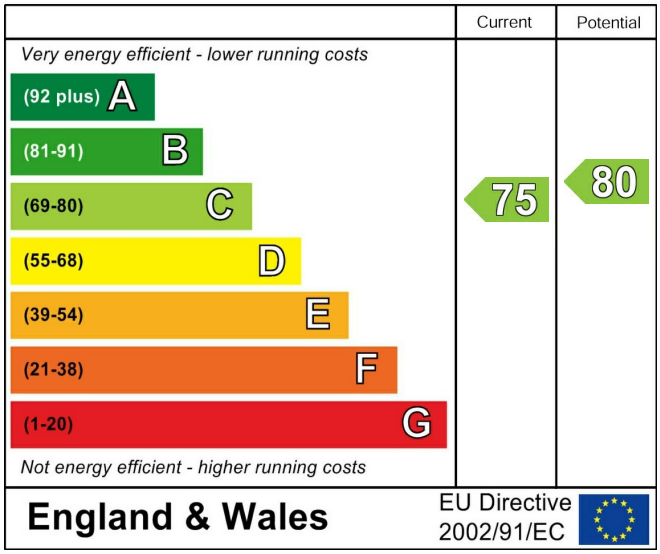
There is direct vehicular access over a good sized pebbled driveway with standing for several cars. A fully enclosed landscaped rear garden with patio area, artificial lawn, well fenced boundaries and seating area. Generally private.



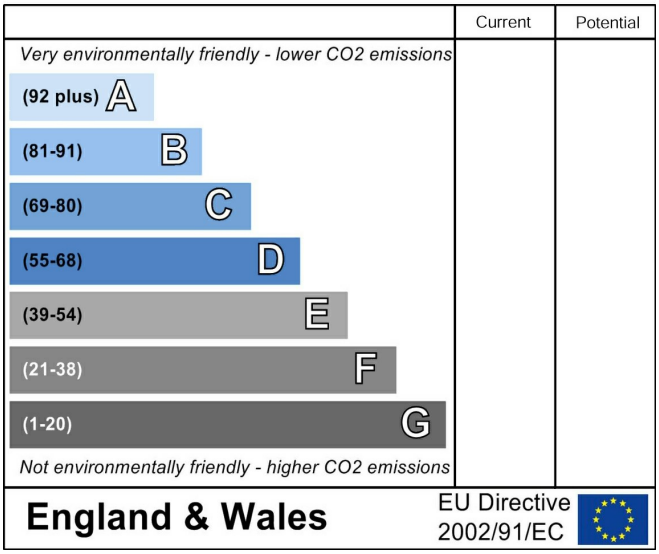


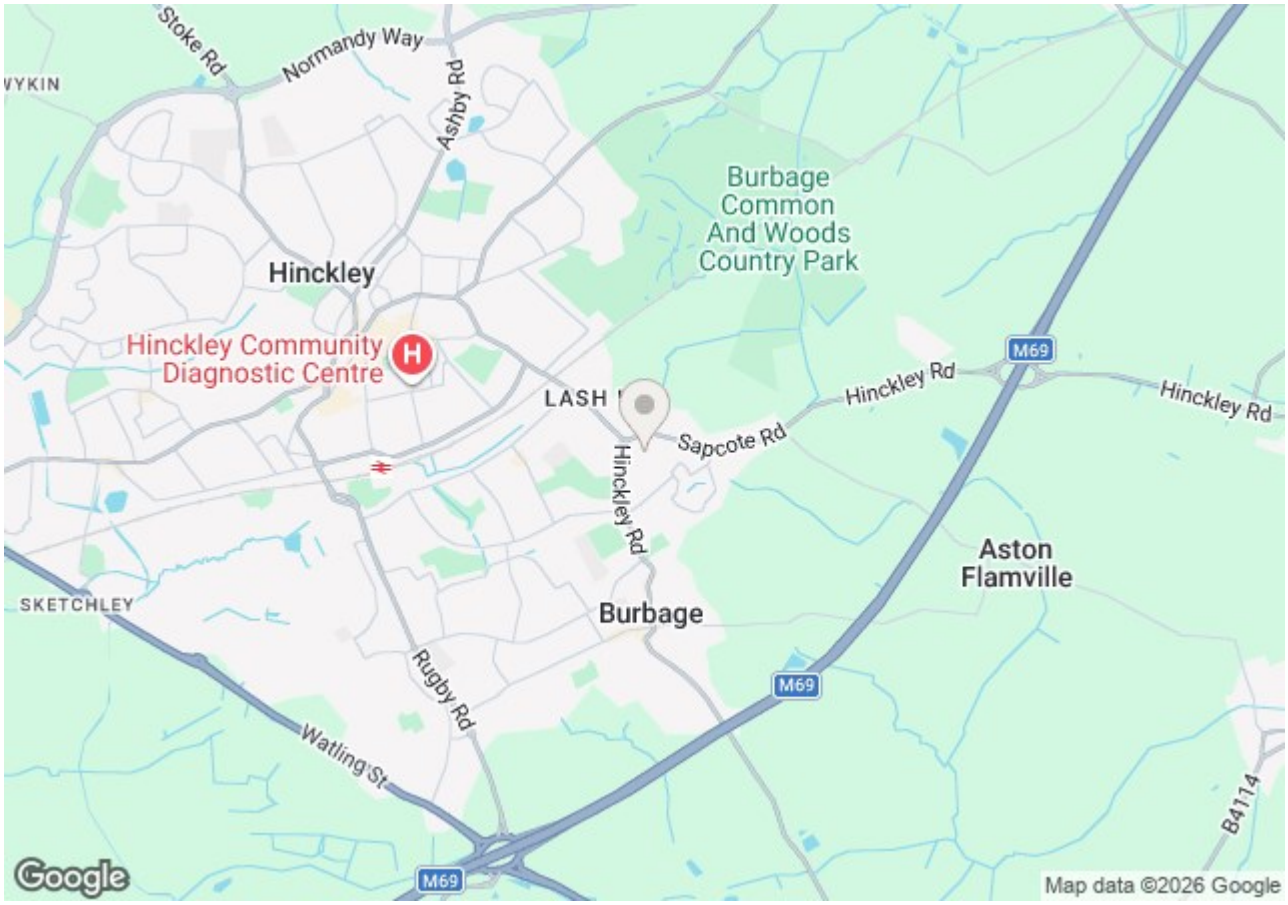


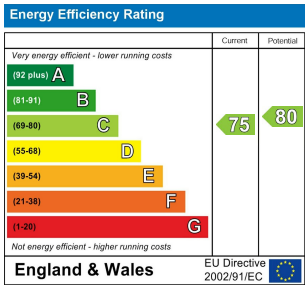
## Energy Efficiency Rating

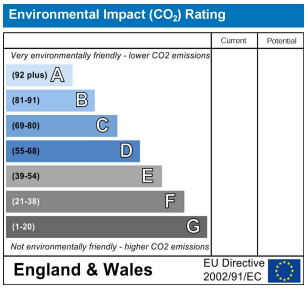



## Environmental Impact ($CO_2$) Rating




Stoke Rd
Normandy Way
Ashby Rd
Burbage
Common
And Woods
Country Park
Hinckley
Hinckley Community
Diagnostic Centre
M69
Hinckley Rd
Hinckley Rd
Sapcote Rd
Hinckley Rd
Aston
Flamville
SKETCHLEY
Burbage
Rugby Rd
M69
Watling St
B4114
M69
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
75
80
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
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Very environmentally friendly - lower CO2 emissions
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(81-91) B
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(39-54) E
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(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


WC
2'11" x 7'1"
Family Room
11'9" x 7'10"
Hallway
6'6" x 4'3"
Living Area
8'0" x 11'0"
Dining Kitchen
21'4" x 12'5"
Floor 0
Bedroom
10'7" x 7'9"
Bathroom
6'8" x 5'5"
Landing
2'9" x 5'9"
Bedroom
11'4" x 9'4"
Bedroom
9'9" x 6'8"
Floor 1
W
S
N
E
Approximate total area(1)
883 ft²
Reduced headroom
13 ft²
(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.
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