CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT BURBAGE LOCATION



9 CARPENTERS CLOSE
BURBAGE LE10 2RB

Offers In The Region Of £265,000

- Entrance Hall With Guest Cloakroom
- Well Fitted Dining Kitchen
- Family Bathroom
- Well Tended Lawned Gardens
- VIEWING ESSENTIAL
- Attractive Lounge
- Three Good Sized Bedrooms
- Ample Parking & Car Port
- Popular & Convenient Location
- NO CHAIN

CASTLE ESTATES 1982

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

** NO CHAIN - VIEWING ESSENTIAL ** A well presented semi detached family residence situated in a sought after and convenient residential location, close to all local shops, schools and amenities.

The accommodation enjoys entrance hall with guest cloakroom, attractive lounge to front and a well fitted kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking, car port, lawned gardens front and rear.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

5'7 x 5'6 (1.70m x 1.68m)
having upvc double glazed front door, upvc double glazed window with obscure glass to side and central heating radiator. Staircase to First Floor Landing.

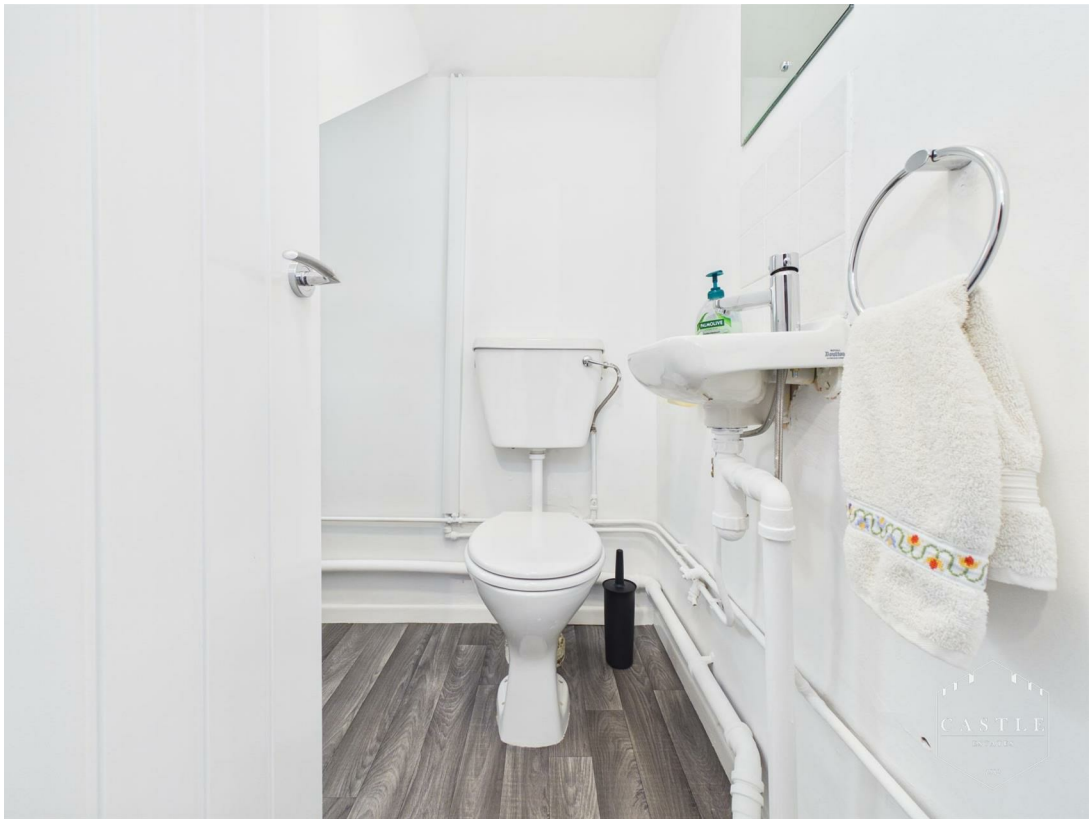




GUEST CLOAKROOM

5'8 x 5'4 (1.73m x 1.63m)

having low level w.c., wash hand basin, wood effect flooring and upvc double glazed window with obscure glass to side and space & plumbing for a washing machine.



LOUNGE

15'11 x 9'10 (4.85m x 3.00m)

having feature wood fireplace with marble back and hearth, tv aerial point, coved ceiling, central heating radiator and upvc double glazed window with leaded lights to front.





DINING KITCHEN

15'11 x 8'6 (4.85m x 2.59m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, space for an american style fridge freezer,inset LED lighting, wood effect flooring, central heating radiator, two upvc double glazed windows to rear. Upvc double glazed side door to Car Port.









FIRST FLOOR LANDING

8'8 x 5'7 (2.64m x 1.70m)
having upvc double glazed window to side and access to the roof space.



BEDROOM ONE

13 x 9'4 (3.96m x 2.84m)

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



BEDROOM TWO

10 x 7'10 (3.05m x 2.39m)
having central heating radiator and upvc double glazed window to front.



BEDROOM THREE

10 x 7'9 (3.05m x 2.36m)

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



BATHROOM

6'3 x 6'1 (1.91m x 1.85m)

having panelled bath with shower over and glass screen, integrated low level w.c., wash hand basin and vanity cabinets, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass to rear.





OUTSIDE

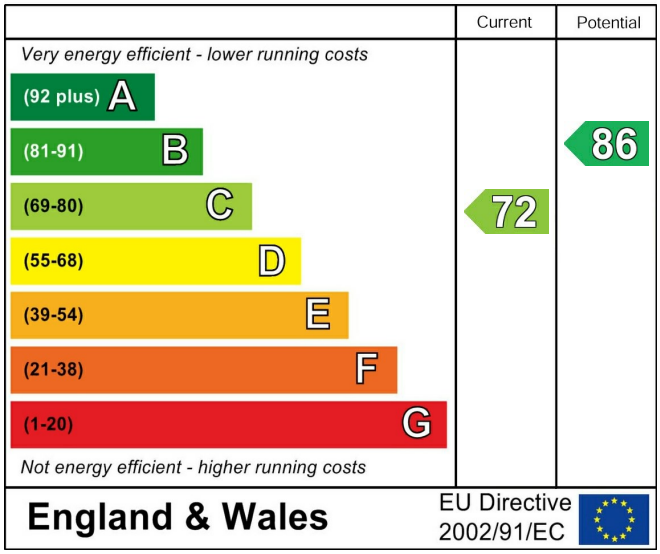
There is direct vehicular access over a driveway with standing for several cars leading to CAR PORT with up and over door to front. A lawned foregarden with flowers and shrubs. A fully enclosed rear garden with patio area, lawn, mature flower borders, hedged and fenced boundaries.



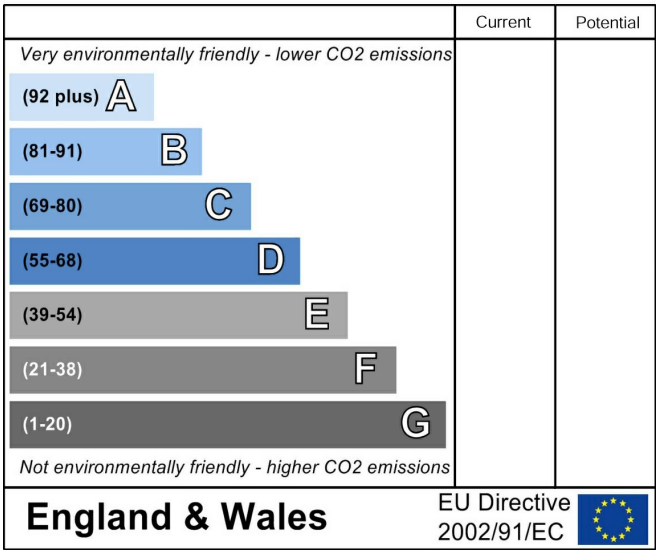




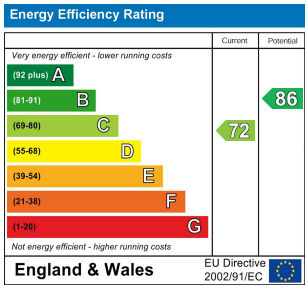
Energy Efficiency Rating

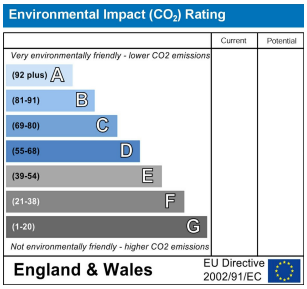


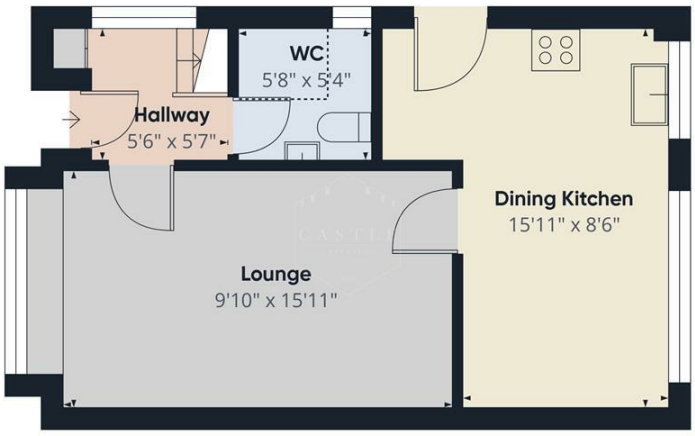
Environmental Impact (CO_2) Rating



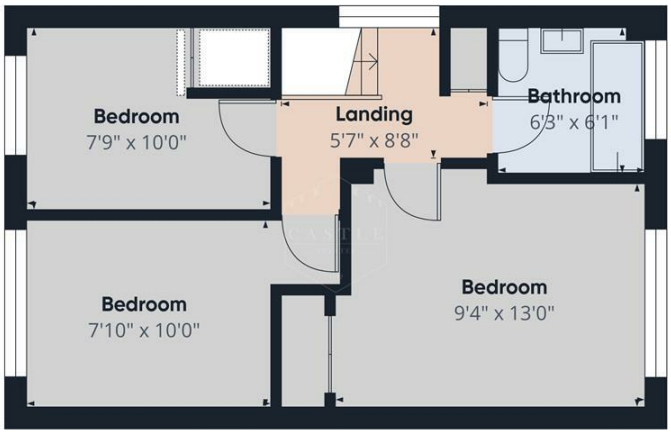

Burbage
Common
And Woods
Country Park
Triumph Factory
Visitor Experience
Hinckley
Hinckley Community
Diagnostic Centre
LASH HILL
Hinckley Rd
Sapcote Rd
M69
Coventry Rd
Watling St
SKETCHLEY
Burbage
Aston
Flamville
Rugby Rd
M69
Watling St
M69
A5
Lutterworth Rd
A5
LEICESTER
GRANGE
Google
Burton
Hastings
Map data ©2026 Google







Floor 0



Floor 1

Approximate total area(1)

755 ft²

Reduced headroom

10 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