CASTLE ESTATES

1982

A WELL PRESENTED THREE STOREY FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



95 SLATE DRIVE
BURBAGE LE10 2QP

Offers In The Region Of £300,000

- Entrance Hall With Guest Cloakroom
- Attractive Lounge Opening Onto Garden
- Family Bathroom
- Off Road Parking & Garage
- Popular Residential Location
- Spacious Kitchen To Front
- Three First Floor Bedrooms
- Second Floor Master Bedroom With Ensuite
- Easy To Maintain 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 well presented three storey semi detached family residence enjoys many attractive features and viewing is highly recommended.

The accommodation boasts entrance hall with guest cloakroom off, spacious kitchen to front and an attractive lounge opening onto garden. To the first floor there are three good sized bedrooms and a family bathroom. On the second floor is the master bedroom with ensuite. Outside the property has off road parking, garage and an easy to maintain rear garden.

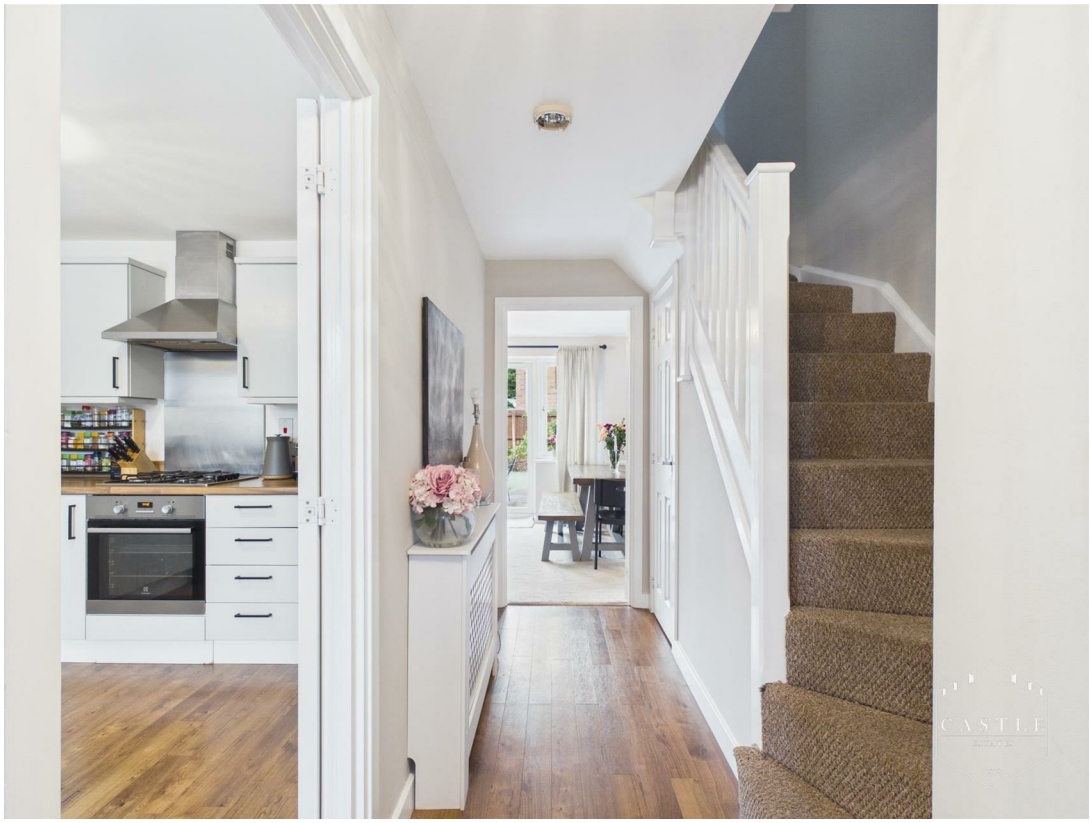
It is situated in a popular and convenient location, ideal for all shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

15'5 x 3'7 (4.70m x 1.09m)
having composite front door, wood effect flooring and central heating radiator. Feature 'dog leg' staircase to First Floor Landing with storage cupboard beneath.



GUEST CLOAKROOM

5'11 x 3'11 (1.80m x 1.19m)

having low level w.c., wash hand basin, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass to side.



KITCHEN

14 x 9'1 (4.27m x 2.77m)

having an attractive range of fitted gloss units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and upstand, inset stainless steel sink with mixer tap and rinser bowl, built in oven, gas hob with stainless steel splashback and cooker hood over, space for upright fridge freezer, integrated dishwasher, space and plumbing for washing machine, wood effect flooring, central heating radiator and upvc double glazed bay window to front.







LOUNGE

15'6 x 11'7 (4.72m x 3.53m)

having feature panelled wall with tv aerial point and inset fire beneath, two central heating radiators, upvc double glazed rear windows and French doors opening onto Garden.







FIRST FLOOR LANDING

12 x 3'5 (3.66m x 1.04m)
having built in storage, spindle balustrading and spindle balustraded staircase to Second Floor Landing.



BEDROOM TWO

13'5 x 9'2 (4.09m x 2.79m)
having central heating radiator and upvc double glazed window to rear.





BEDROOM THREE

12'4 x 9'2 (3.76m x 2.79m)
having central heating radiator and upvc double glazed window to front.





BEDROOM FOUR

10'11 x 6'8 (3.33m x 2.03m)
having central heating radiator and upvc double glazed window to rear.





FAMILY BATHROOM

6'9 x 5'5 (2.06m x 1.65m)

having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, chrome towel rail, wood effect flooring, ceramic tiled splashbacks and upvc double glazed window with obscure glass to front.

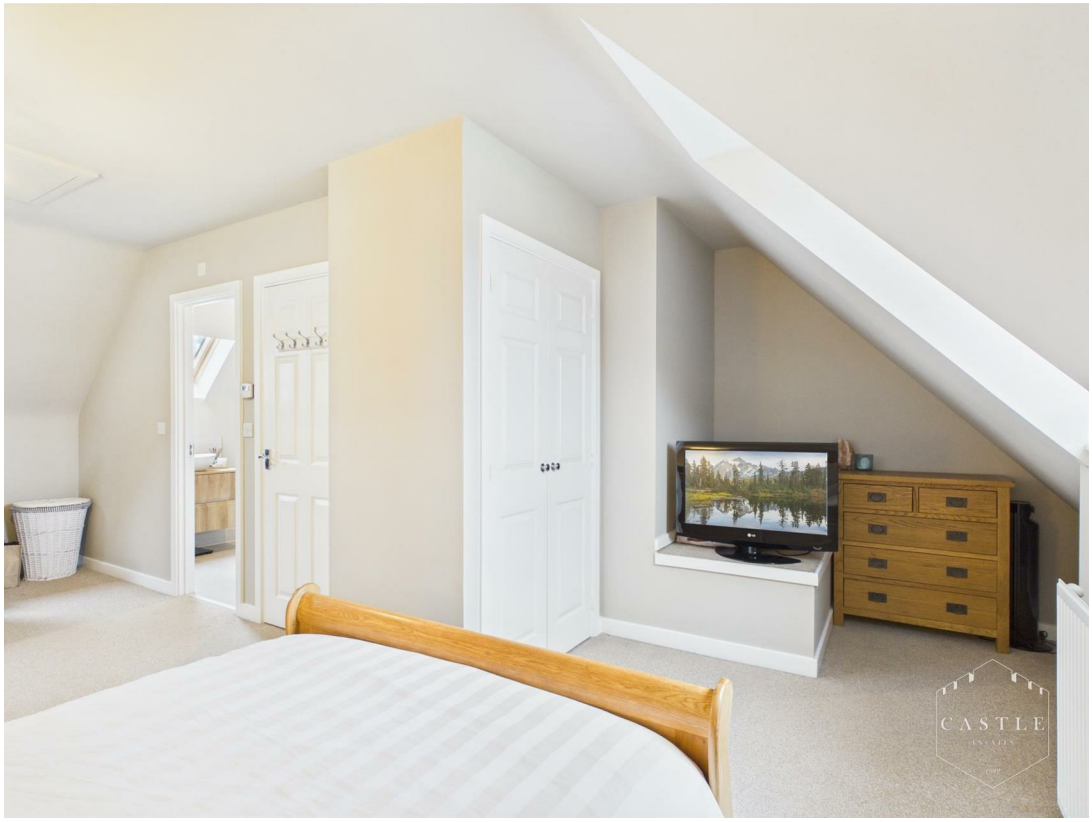


SECOND FLOOR LANDING

MASTER BEDROOM

having built in wardrobe, central heating radiator, upvc double glazed window to front and velux roof light. Door to Ensuite.







ENSUITE

7'3 x 6'7 (2.21m x 2.01m)

having fully tiled shower cubicle with rain shower over, vanity unit with feature bowl, low level w.c., shaver point, black heated towel rail, tiled flooring and vellux roof light.



OUTSIDE

There is access over a shared driveway leading to private driveway with standing for several cars and GARAGE (19'10 x 10) with up and over door, side personal door to garden, power and light. Pebbled foregarden with path and steps up to front door. A fully enclosed rear garden with patio area, artificial lawn and well fenced boundaries.









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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(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_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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(81-91) B		
(69-80) C		
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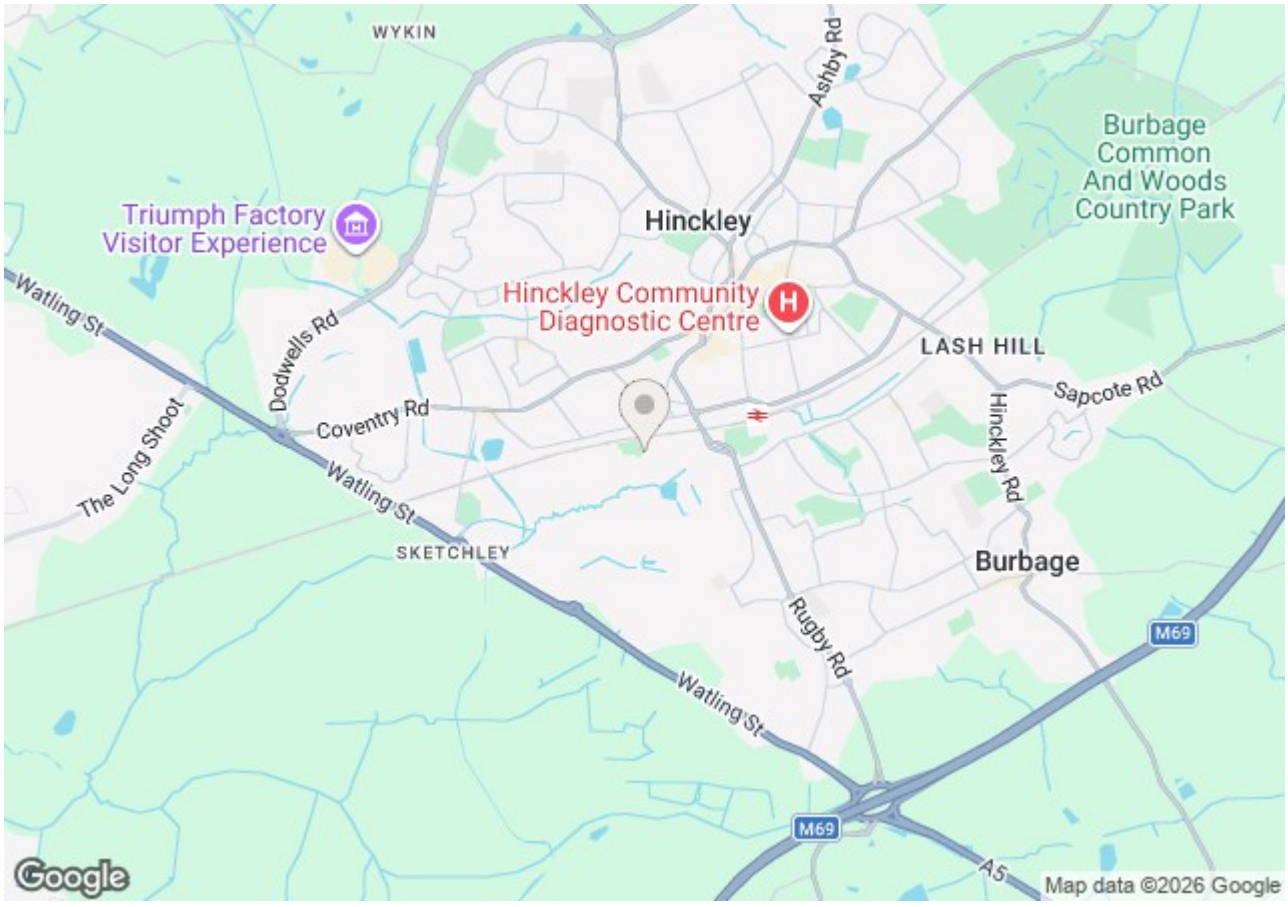

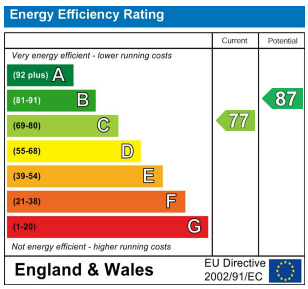
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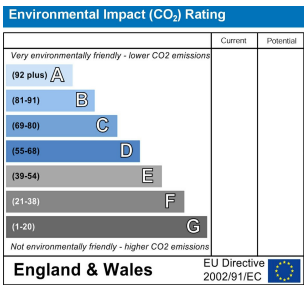
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Kitchen
14'0" x 9'1"
Living Room
11'7" x 15'6"
Hallway
WC
5'11" x 3'1"
Garage
19'10" x 10'0"
Floor 0
Bedroom
12'4" x 9'2"
Bedroom
13'5" x 9'2"
Bathroom
5'5" x 6'9"
Landing
13'0" x 3'5"
Bedroom
10'11" x 6'8"
S
W
E
N
Floor 1
Bedroom
14'2" x 9'3"
8'11" x 16'3"
Landing
3'4" x 3'2"
Bathroom
7'3" x 6'7"
Floor 2
Approximate total area(1)
1108 ft²
Reduced headroom
61 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