CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, REFURBISHED AND FULL OF CHARACTER TWO BEDROOMED COTTAGE SITUATED IN THE SOUGHT AFTER CONSERVATION AREA OF OLD BURBAGE



2 GROVE ROAD
BURBAGE LE10 2AD

Offers In The Region Of £260,000

- Spacious Lounge To Front
- Two Good Sized Bedrooms
- Private Hard Landscaped Garden
- Many Original Features
- Contemporary Fitted Kitchen
- Large Family Bathroom
- Outhouse/Laundry Room
- Sought After Conservation Area

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, full of character very individual cottage must be viewed internally to fully appreciate its wealth of quality and original features. The property has been the subject of considerable refurbishment.

The accommodation enjoys an attractive lounge/dining room with feature fireplace, contemporary fitted kitchen, two good sized bedrooms and a large modern family bathroom. Outside the property has a fully enclosed block paved rear garden.

It is situated in a sought after location, in the heart of old Burbage conservation area with its shops, schools and amenities. For those who wish to commute will find easy access to the A5 and M69 junctions, ideal for travelling to further afield. Burbage Common and open countryside are also within easy distance.

COUNCIL TAX BAND & TENURE

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

LOUNGE/DINING ROOM

20'5 x 8'3 (6.22m x 2.51m)
having hardwood front door, two windows to front and further window to rear, feature fireplace with log burning stove and slate hearth, tv aerial point, original beams, double central heating radiator and wood effect flooring. Feature staircase to the first floor landing.











KITCHEN

10'4 x 6'9 (3.15m x 2.06m)

having an attractive range of contemporary fitted gloss units including base units, drawers and wall cupboards, contrasting quartz work surfaces and upstand, inset sink with mixer tap, built in oven, ceramic hob with splashback and cooker hood over, integrated fridge freezer, central heating radiator, inset LED lighting, wood effect flooring, hardwood window to rear and stable door opening onto Garden.







FIRST FLOOR LANDING

having hardwood windows and inset LED lighting.



BEDROOM ONE

11'11 x 9'9 (3.63m x 2.97m)

having built in wardrobes, central heating radiator, inset LED lighting and hardwood window to front.







BEDROOM TWO

12 x 6'8 (3.66m x 2.03m)
having central heating radiator, inset LED lighting and hardwood window to front.





FAMILY BATHROOM

14'9 x 7'3 (4.50m x 2.21m)

having modern suite including double shower cubicle with rain and handheld showers, extractor fan, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, access to the roof space, inset LED lighting, hardwood windows with obscure glass to front and rear,







OUTSIDE

A fully enclosed block paved hard landscaped rear garden with flower borders and well fenced boundaries. OUTHOUSE/LAUNDRY ROOM (8'9 x 5'10) having power, light, space and plumbing for washing machine.









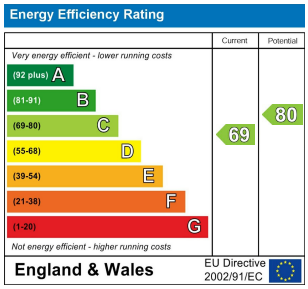
Energy Efficiency Rating

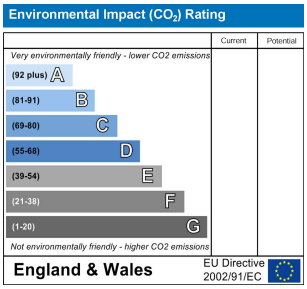
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

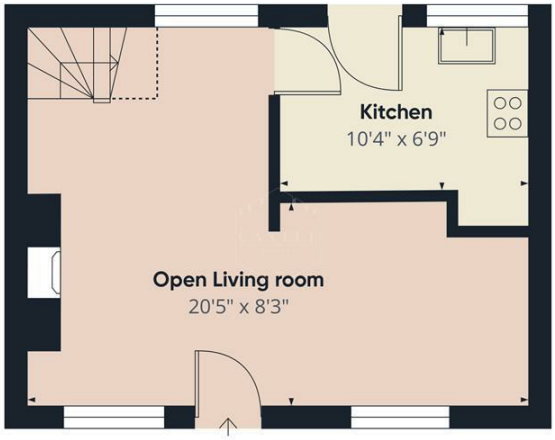
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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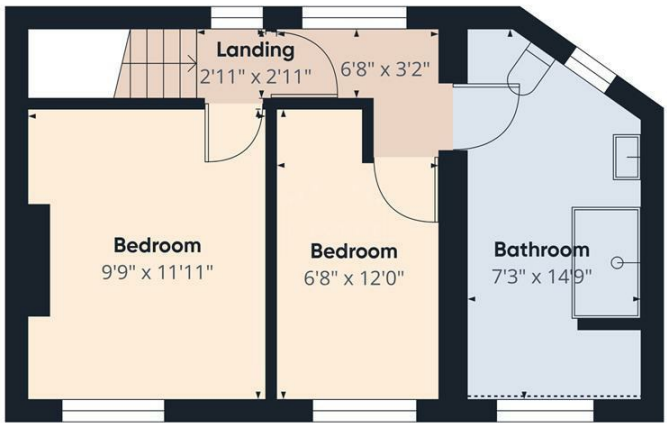








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

673 ft²

Reduced headroom

7 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