

CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH AMPLE PARKING, GARAGE AND LANDSCAPED REAR GARDEN SITUATED IN A MOST SOUGHT AFTER BURBAGE LOCATION



**26 INDIGO DRIVE
BURBAGE LE10 2QJ**

Offers In The Region Of £300,000

- Entrance Hall With Guest Cloakroom
- Contemporary Fitted Kitchen
- Two Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Sought After Residential Location
- Spacious Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Landscaped Rear Garden
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**** VIEWING ESSENTIAL **** This attractive, well presented detached family residence must be viewed to fully appreciate its wealth of quality fixtures and fittings.

The accommodation boasts entrance hall with guest cloakroom, spacious lounge and a well fitted kitchen. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and a family bathroom. Outside the property has ample off road parking, garage and lovely landscaped gardens.

The property benefits from CCTV and outside cameras. All curtains and blinds included.

It situated in a sought after Burbage location within easy distance of both Burbage and Hinckley centres with their 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 C (Freehold).

ENTRANCE HALL

6'4 x 5'9 (1.93m x 1.75m)

having composite front door and central heating radiator. Staircase to First Floor Landing.





GUEST CLOAKROOM

4'9 x 2'11 (1.45m x 0.89m)

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



LOUNGE

22'1 x 9'9 (6.73m x 2.97m)

having feature fireplace with inset fire, tv aerial point, central heating radiator, upvc double glazed window to front and French doors opening onto Garden.



KITCHEN

15'10 x 9'8 (4.83m x 2.95m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, built in oven, gas hob with stainless steel splashback and cooker hood over, washer/dryer and dishwasher (included in the sale), space for upright fridge freezer, central heating radiator, under stairs storage, upvc double glazed window to rear and upvc double glazed door to side.





FIRST FLOOR LANDING

9'8 x 4'11 (2.95m x 1.50m)

having access to the roof space.

MASTER BEDROOM

10'4 x 9'11 (3.15m x 3.02m)

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front. Door to Ensuite Shower Room.





ENSUITE SHOWER ROOM

9'6 x 4'10 (2.90m x 1.47m)

having fully tiled double shower cubicle with shower over, pedestal wash hand basin, low level w.c., wood effect flooring, central heating radiator and upvc double glazed window with obscure glass to front.



BEDROOM TWO

9'8 x 9'1 (2.95m x 2.77m)

having central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

10'5 x 6'7 (3.18m x 2.01m)

having central heating radiator and upvc double glazed window to rear.



BATHROOM

6'10 x 6'3 (2.08m x 1.91m)

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



OUTSIDE

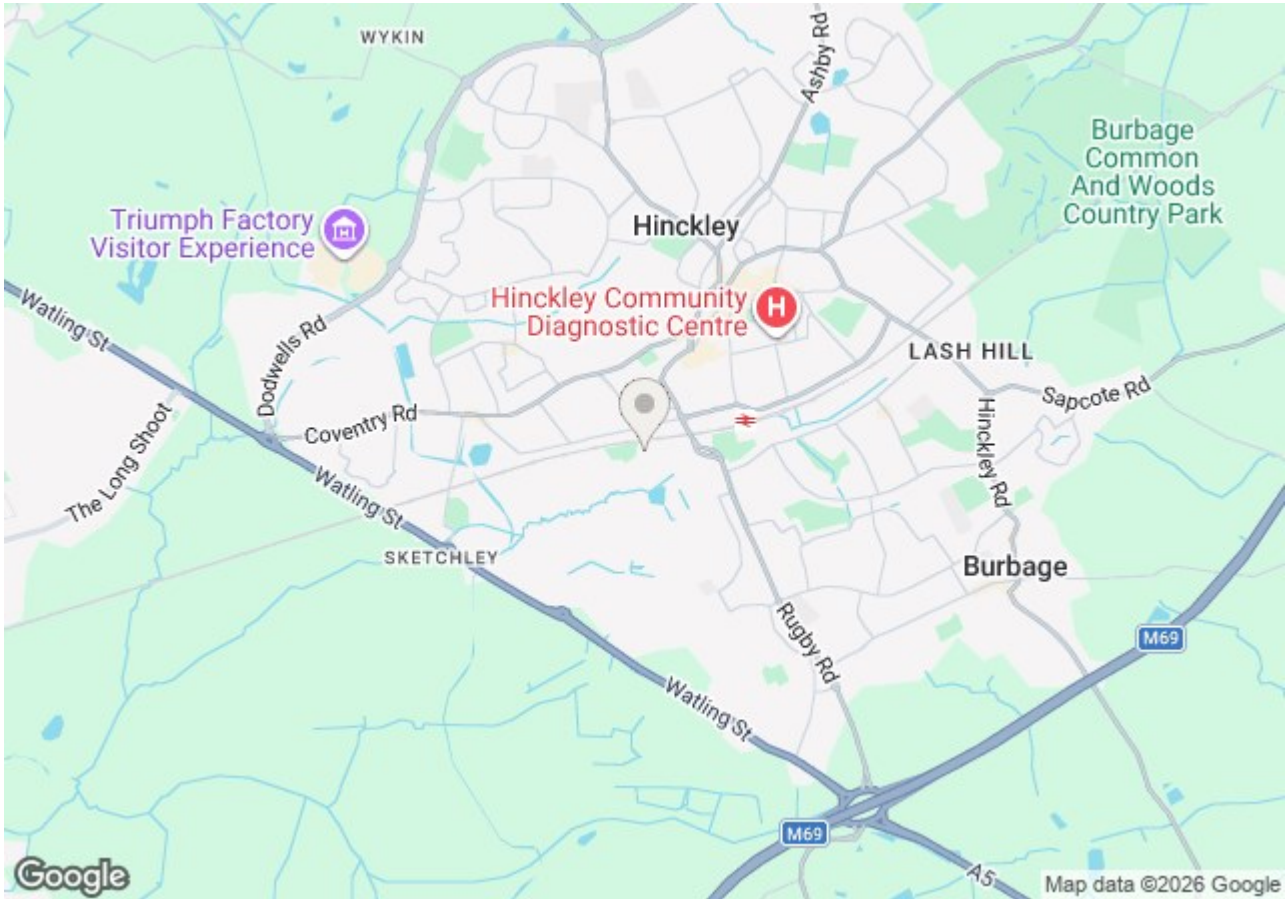
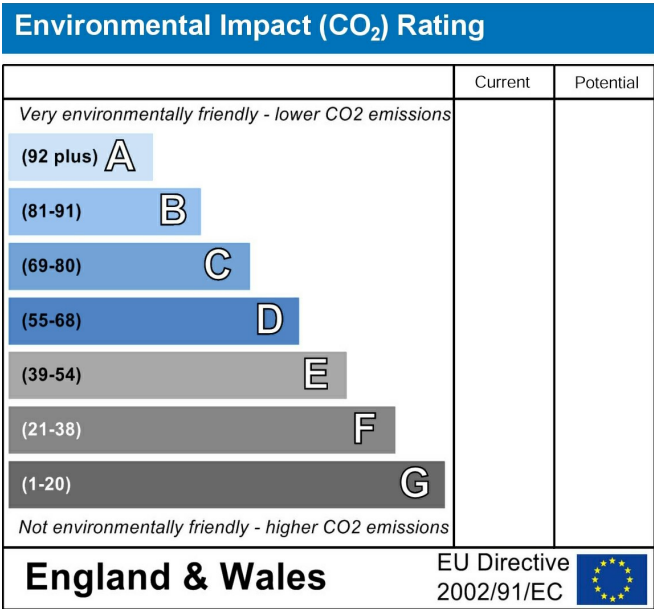
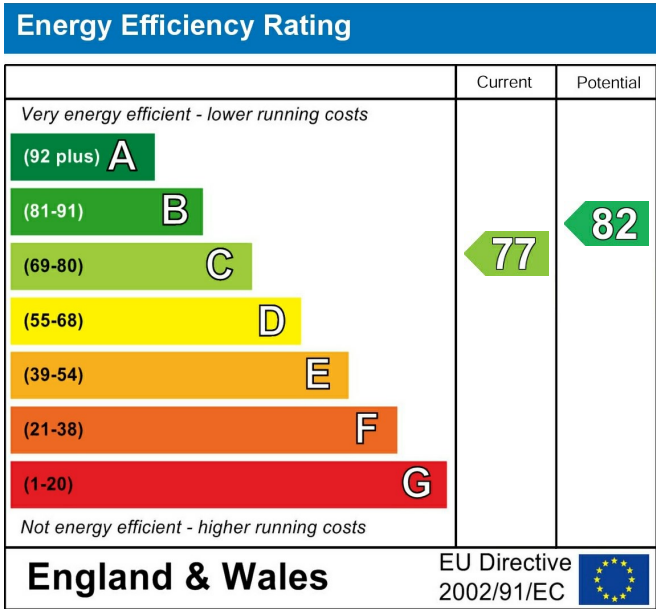
There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE (19'10 X 9'11) having up and over door, power and light. A foregarden with shrubs. Pedestrian access to a fully enclosed and private rear garden with patio area, decked seating area, lawn, mature flower borders, garden shed, lean to potting shed and well fenced boundaries. Security cameras front and rear.









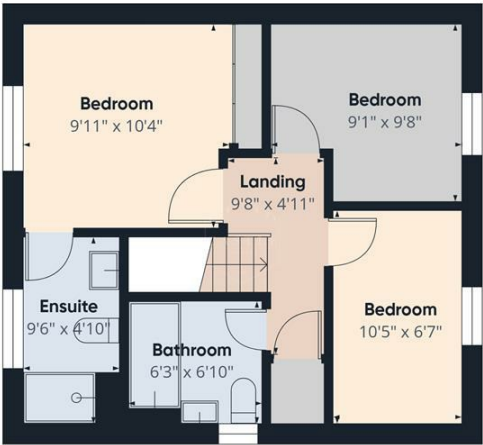


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
		77			82
England & Wales		EU Directive 2002/91/EC			

Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC			



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1016 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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
