CASTLE ESTATES

1982

A FOUR BEDROOMED THREE STOREY FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION



11 DE HAVILLAND WAY
BURBAGE LE10 2GE

Offers In The Region Of £295,000

- Hall & Guest Cloakroom
- Well Fitted Kitchen
- First Floor Bathroom
- Second Floor Master Bedroom & Ensuite
- Double Garage, lawned gardens
- Dining Room
- First Floor Lounge
- First Floor Bedroom Two
- Two Further Second Floor Bedrooms
- NO CHAIN

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

NO CHAIN A three storey four bed house with open views to the front in popular area.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

13'11 x 6'7 (4.24m x 2.01m)
having composite front door with leaded lights, central heating radiator, wood effect flooring and coved ceiling. Staircase to First Floor Landing.



GUEST CLOAKROOM

having low level w.c., wash hand basin, central heating radiator and wood effect flooring.



DINING/SITTING ROOM

13'11 x 8'9 (4.24m x 2.67m)

having central heating radiator, tv aerial point, wood effect flooring and upvc double glazed window to front.

KITCHEN

15'6 x 11'10 (4.72m x 3.61m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space and plumbing for washing machine and tumble dryer, space for fridge freezer, built in storage cupboard, central heating radiator, wood effect flooring, upvc double glazed window to rear and French doors opening onto Garden.





FIRST FLOOR LANDING

having spindle balustrading and central heating radiator. Staircase to Second Floor Landing.

LOUNGE

15'7 x 13'11 (4.75m x 4.24m)
having feature marble fireplace, central heating radiator, coved ceiling, inset LED lighting, upvc double glazed window and French doors opening onto Juliette Balcony.







BEDROOM TWO

11'10 x 8'9 (3.61m x 2.67m)
having central heating radiator and upvc double glazed window.



FAMILY BATHROOM

8'9 x 6'6 (2.67m x 1.98m)
having panelled bath with shower over, pedestal wash hand basin, low level w.c., central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



SECOND FLOOR LANDING

7'10 x 3'11 (2.39m x 1.19m)
having spindle balustrading.

MASTER BEDROOM

13'3 x 11'8 (4.04m x 3.56m)

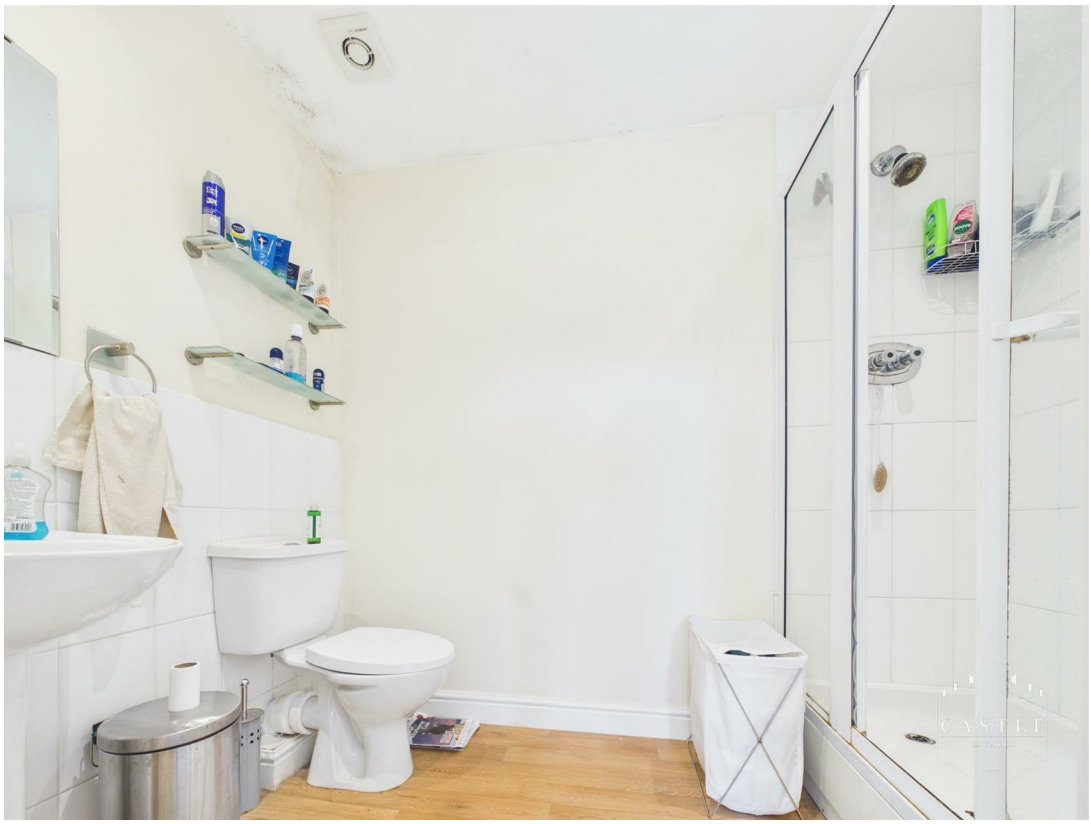
having central heating radiator, built in wardrobe, tv aerial point and upvc double glazed window.



ENSUITE SHOWER ROOM

8'4 x 5'10 (2.54m x 1.78m)

having shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks and central heating radiator.



BEDROOM THREE

12'1 x 8'4 (3.68m x 2.54m)
having central heating radiator and upvc double glazed window.



BEDROOM FOUR

6'10 x 6 (2.08m x 1.83m)
having central heating radiator, eaves storage and upvc double glazed window.

OUTSIDE

A fully enclosed lawned rear garden with patio area, mature shrubs and well fenced boundaries.



OUTSIDE

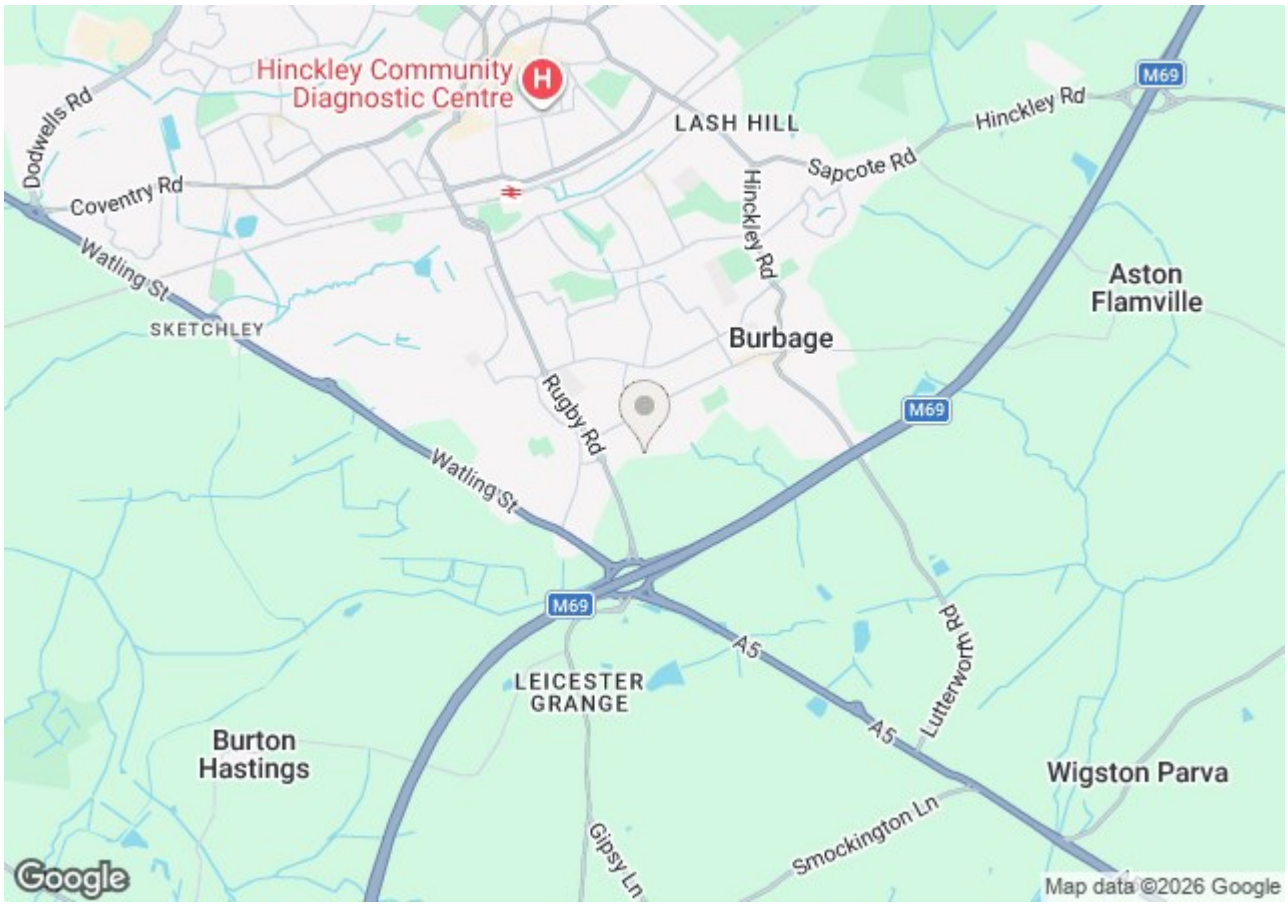


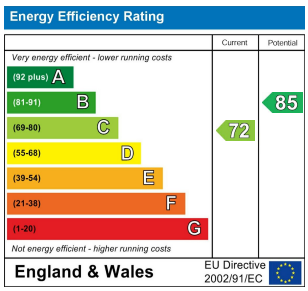
Energy Efficiency Rating

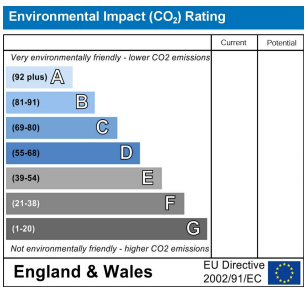
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

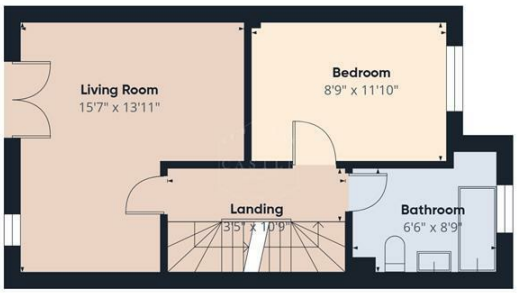








Floor 0



Floor 1



Floor 2



Approximate total area(1)

1185 ft²

Reduced headroom

2 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