

CASTLE ESTATES

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A RECENTLY FULLY RESTORED AND FITTED TWO BEDROOMED MID TERRACE COTTAGE STYLE PROPERTY IN SOUGHT AFTER CENTRAL BURBAGE LOCATION



**1 FREEMANS LANE
BURBAGE LE10 2HZ**

Guide Price £160,000

- Well Proportioned Lounge
- Two Good Sized Bedrooms
- Useful Brick Outbuilding
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Sought After Burbage Location



112 Castle Street • Hinckley • Leicestershire • LE10 1DD
sales@castles-online.co.uk 01455 617997 castles-online.co.uk

rightmove

LOUNGE

11'1" x 9'10" (3.4m x 3m)

having new composite front door, built in meter cupboard with recently renewed electrics and fuse board, central heating radiator, tv aerial point, BT point and USB port.



KITCHEN

11'1" max x 9'6" (3.4m max x 2.9m)

having newly fitted contemporary gloss white units including base units, drawers and matching wood effect work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap, space and plumbing for washing machine, built in electric oven and grill, four ring gas hob, splashback and stainless steel cooker hood over, central heating thermostat, inset LED lighting, smoke alarm, central heating radiator, cream ceramic tiled flooring, new installed gas fired combination boiler for central heating and domestic hot water. Upvc double glazed rear entrance door. Attractive feature staircase to First Floor Landing.



KITCHEN



FIRST FLOOR LANDING

having balustrading, LED lighting and smoke alarm.

BEDROOM ONE

11'5" x 10'2" (3.5m x 3.1m)

having central heating radiator.



BATHROOM

9'2" x 5'10" (2.8m x 1.8m)

having newly fitted white suite including panelled bath with shower over and screen, low level w.c., pedestal wash hand basin, extractor fan, ceramic tiled splashbacks and chrome heated towel rail.



SECOND FLOOR

BEDROOM TWO

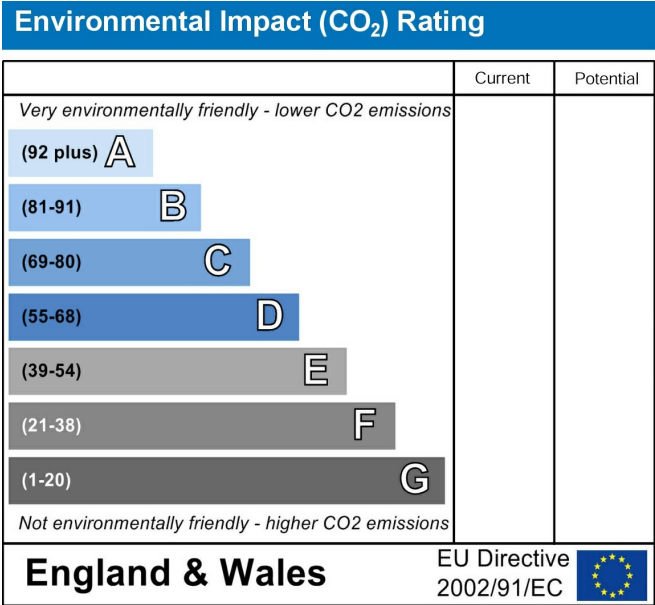
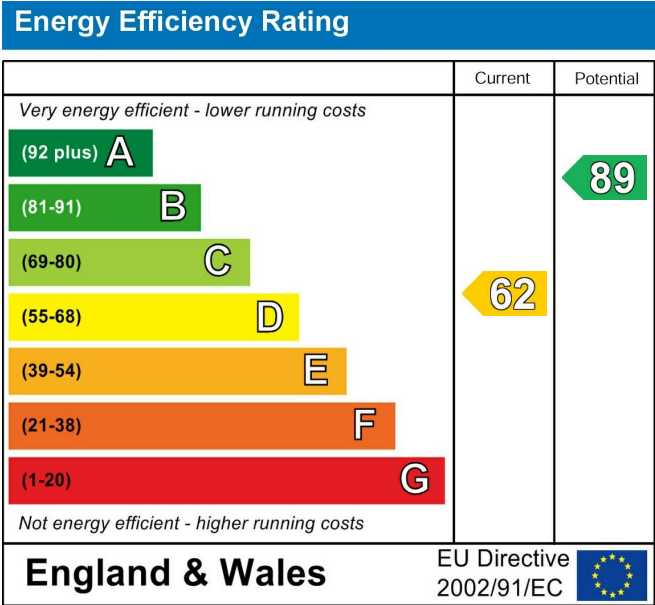
9'10" x 8'10" (3m x 2.7m)

having central heating radiator, smoke alarm, inset LED lighting and vellux double glazed roof light.



OUTSIDE

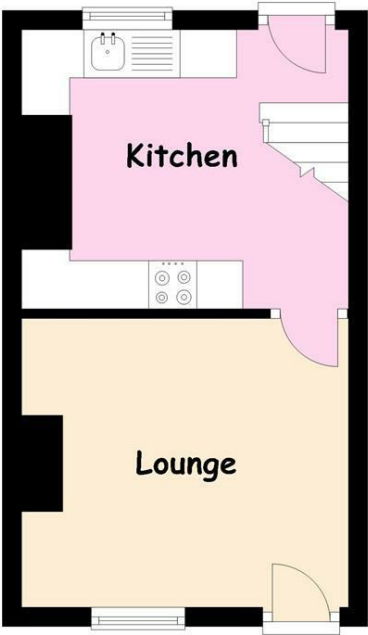
There is shared pedestrian access to the rear leading to a shared yard area and brick built outbuilding for general storage.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		89		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

Ground Floor

Approx. 20.4 sq. metres (219.6 sq. feet)



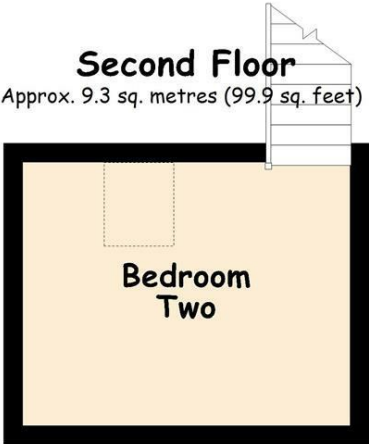
First Floor

Approx. 20.4 sq. metres (219.6 sq. feet)



Second Floor

Approx. 9.3 sq. metres (99.9 sq. feet)



Total area: approx. 50.1 sq. metres (539.1 sq. feet)

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 12.00 pm
