

**A SPACIOUS THREE BEDROOMED DORMER STYLE SEMI DETACHED PROPERTY
STANDING ON A LARGE CORNER PLOT WITH DETACHED BRICK BUILT GARAGE
SITUATED IN A QUIET CUL-DE-SAC LOCATION**



**7 CHATSWORTH CLOSE
BURBAGE LE10 2RJ**

Guide Price £250,000

- Side Entrance Hall
- Well Fitted Kitchen
- Family Bathroom
- Potential For Further Conversions
- Sizeable Mature Private Garden
- Well Proportioned Lounge
- Two Ground Floor Bedrooms
- Large First Floor Bedroom
- Detached Garage & Ample Parking
- VIEWING ESSENTIAL

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley along Rugby Road, up Sketchley Hill and turn left at the mini island onto Sketchley Road. Then take the third turn left into Boyslade Road and then take second right turn into Chatsworth Close. This property can be seen on the left hand side.

DESCRIPTION

This well appointed and spacious dormer style semi detached property stands on sizeable corner plot with ample off road parking, caravan space and a detached brick built garage. The rear garden is a particular feature being a good size, private, well stocked with herbaceous borders and a vegetable area. Viewing is essential.

The property offers excellent scope for extension, dormer conversions and the like. The accommodation consists of a side entrance hall, well proportioned lounge, fitted kitchen, two ground floor bedrooms and a family bathroom. To the first floor there is a large bedroom and a storage area (possibility of conversion to further bedroom, if required - subject to planning consents).

It is situated in a popular residential area, convenient for local amenities. Burbage village centre is approximately half a mile away with its large comprehensive amenities. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

SIDE ENTRANCE HALL

9'10" x 8'10" - average width 4'7" (3m x 2.7m - average width 1.4m)

having upvc double glazed door and side screen, built in meter cupboard housing the electric fuse board, built in storage cupboard, central heating radiator and thermostat.

LOUNGE

15'8" x 11'5" (4.8m x 3.5m)

having central heating radiator and tv aerial point. Back door leading to Garden.



KITCHEN

11'9" x 6'6" (3.6m x 2m)

having a good range of fitted units including base units, drawers and wall cupboards, matching granite effect work surfaces and ceramic tiled splashbacks, inset single drainer sink with mixer tap and rinsing bowl, space and plumbing for washing machine, built in electric double oven and grill, four ring hob with extractor fan over, ceramic tiled flooring.



DINING ROOM/BEDROOM THREE

10'5" x 9'2" (3.2m x 2.8m)

having central heating radiator.



BEDROOM ONE

13'9" x 10'9" (4.2m x 3.3m)

having built in double wardrobe, built in understairs storage cupboard/walk in wardrobe and central heating radiator.



BATHROOM

having white suite including panelled bath, pedestal wash hand basin, low level w.c., central heating radiator, ceramic tiled floor and half tiled walls.

FIRST FLOOR LANDING

having STORAGE AREA (space for conversion to further bedroom, if required - subject to planning consents).

BEDROOM TWO

20'11" max x 13'9" (6.4m max x 4.2m)

having central heating radiator, eaves storage housing the gas fired boiler for central heating and domestic hot water.



OUTSIDE

A lawned foregarden with shrubs. There is direct access over a paved and tarmacadam driveway with standing for numerous cars and caravan space. Double wrought iron gates leading to a DETACHED BRICK BUILT GARAGE with up and over door, upvc double glazed side entrance door, upvc double glazed window, power and light. GREEN HOUSE and SUMMER HOUSE. A sizeable rear garden laid principally to lawn with herbaceous borders, flowers and shrubs, vegetable plot and ornamental fish pond.



OUTSIDE



OUTSIDE

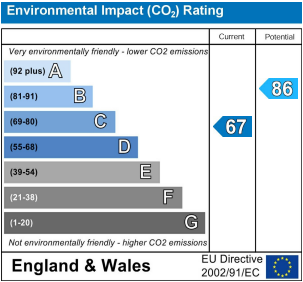
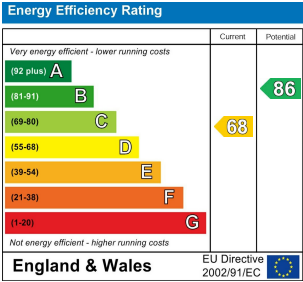


OUTSIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(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 CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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	



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
