

CASTLE ESTATES

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A WELL PRESENTED AND SPACIOUS TWO BEDROOMED COTTAGE STYLE PROPERTY WITH PRIVATE REAR GARDEN AND DOUBLE GARAGE SITUATED IN THE SOUGHT AFTER CONSERVATION AREA OF OLD BURBAGE



**20 WINDSOR STREET
BURBAGE LE10 2EF**

Guide Price £265,000

- Attractive Lounge
- Utility Room
- Master Bedroom & Ensuite Bathroom
- Separate First Floor Shower Room
- Brick Built Double Garage
- Well Fitted Kitchen
- Useful Cellar
- Large Second Bedroom
- Shared Archway Leading Parking
- Private & Mature Rear Garden



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rightmove 

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel into Burbage along Hinckley Road which then becomes Church Street and take your right hand turning at the crossroads onto Windsor Street. This property can be seen on the right hand side.

DESCRIPTION

A rare opportunity to purchase a well presented and spacious cottage style property enjoying attractive lounge, well fitted kitchen, utility room and a cellar/store. To the first floor there is a master bedroom with ensuite bathroom, further large bedroom and a separate shower room. Outside the property has shared access to parking, double garage and a very private and mature rear garden. Viewing is essential.

It is situated in the heart of old Burbage conservation area, ideal for local shops, schools and amenities. Open countryside is also close by. Those wishing to commute will find easy access to the A5, M69 junctions making travelling to further afield very good indeed.

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

LOUNGE

13'9" x 13'1" (4.2m x 4m)

having composite double glazed front door, laminated wood effect flooring, fireplace feature with electric fire, tv aerial point and central heating radiator. Georgian glazed doors leading to Kitchen.



LOUNGE



KITCHEN

13'1" x 7'6" (4m x 2.3m)

having an attractive range of light wood effect units including base units, drawers and wall cupboards, matching granite effect work surfaces and ceramic tiled splashbacks, built in electric stainless steel oven and grill, four ring gas hob with stainless steel extractor fan over, space for fridge freezer, inset ceiling lighting, ceramic grey slate effect flooring and central heating radiator. Trap door leading to Cellar. Georgian glazed door leading to First Floor.



KITCHEN



KITCHEN



CELLAR

25'7" x 8'6" (7.8m x 2.6m)
having steps down and electric.

UTILITY ROOM

6'10" x 3'11" (2.1 x 1.2m)

having fitted base unit with work surface and inset single drainer stainless steel sink with mixer tap, ceramic tiled splashbacks, space and plumbing for washing machine, double wall cupboard, matching tiled floor. Upvc double glazed rear entrance door to Garden/Driveway.



HALF LANDING

having central heating radiator.



FIRST FLOOR LANDING



BEDROOM ONE

16'4" x 11'5" (5m x 3.5m)

having four double built in wardrobes, chest of drawers, central heating radiator, original beams, access to the roof space and laminated wood effect flooring.



ENSUITE BATHROOM

11'1" x 4'3" (3.4m x 1.3m)

having white suite including panelled bath with shower mixer over, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, ladder style heated towel rail, extractor fan, LED lighting, storage recess housing the gas fired boiler for central heating and domestic hot water.



SHOWER ROOM

5'2" x 4'7" (1.6m x 1.4m)

having fully tiled shower cubicle with folding screen, corner wash hand basin, low level w.c., extractor fan and LED lighting.



BEDROOM TWO

13'1" x 13'1" (4m x 4m)

having central heating radiator.



OUTSIDE

Vehicular access through an archway to a shared cobbled driveway with parking space and security lighting. DETACHED DOUBLE GARAGE (5.6m x 4.8m) with up and over door, pitched roof, inspection pit, side personal door to garden, power and light. Wrought iron gate leading to path with steps up to the garden area with mature flower and shrub borders, lawn, outside electrics, summer house (2.4m x 2.4m) well fenced boundaries, green house and upper patio area. Not overlooked from the rear with south facing aspect.



OUTSIDE

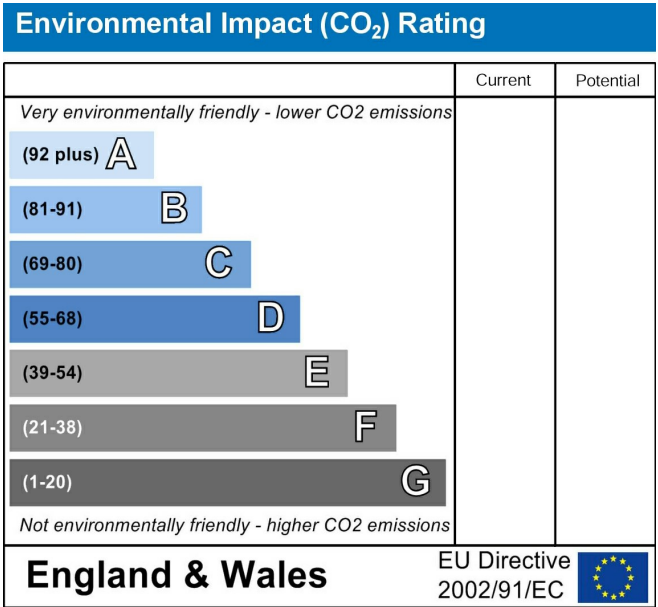
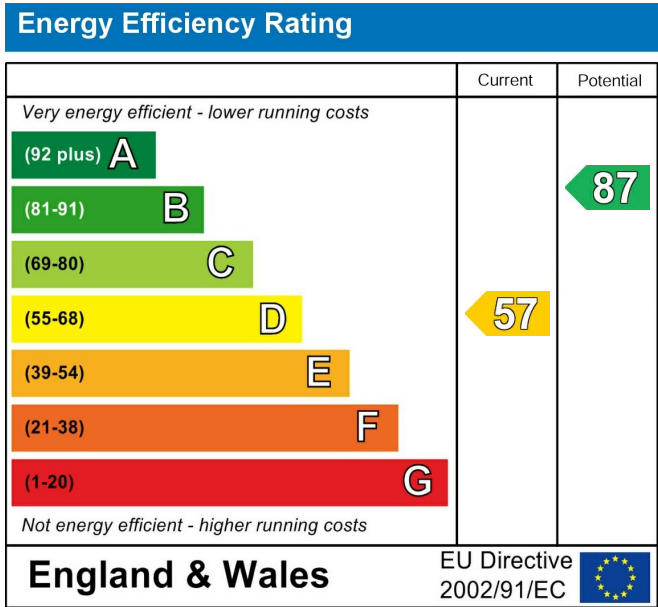


OUTSIDE - SUMMER HOUSE



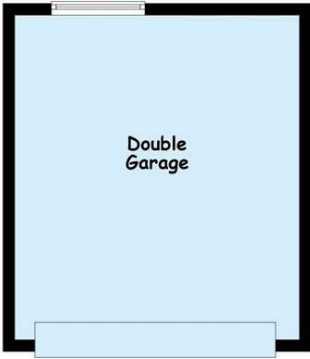
OUTSIDE - DRIVEWAY & GARAGE





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		87	(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	57		(21-38) F					
(1-20) G			(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions					
England & Wales			England & Wales					
EU Directive 2002/91/EC			EU Directive 2002/91/EC					

Ground Floor
Approx. 58.7 sq. metres (632.4 sq. feet)



First Floor
Approx. 50.9 sq. metres (548.2 sq. feet)



Total area: approx. 109.7 sq. metres (1180.6 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
