

CASTLE ESTATES

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A TWO BEDROOMED SEMI DETACHED BUNGALOW SITUATED IN A POPULAR RESIDENTIAL AREA CONVENIENT FOR ALL LOCAL AMENITIES



**3 HYACINTH WAY
BURBAGE LE10 2UH**
Guide Price £155,000

- Recently Replaced Entrance Porch
- Fitted Kitchen With Appliances
- Two Bedrooms
- Ample Off Road Parking
- South Facing Private Rear Garden
- Lounge/Dining Room
- Inner Hall
- Modern Shower Room
- Carport
- NO CHAIN



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rightmove

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley along the B4109 Rugby Road, up Sketchley Hill and turn left at the mini island onto Sketchley Road. First left into Azalea Drive, then second left into Hyacinth Way and you will see this property on the left hand side.

DESCRIPTION

This well appointed semi detached bungalow enjoys a recently replaced entrance porch, lounge/dining room, well fitted kitchen with appliances included, inner hall, two bedrooms and a modern shower room. Outside the property has ample off road parking, carport and a private south facing rear garden.

It is located within easy walking distance of local shops, schools and amenities. Commuting via the A5 and M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

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

ENTRANCE PORCH

having upvc double glazed front door and double glazed side window.

LOUNGE

15'5" x 10'2" (4.7m x 3.1m)

having tv aerial point, wall mounted gas fire, central heating radiator, double glazed picture window with blinds overlooking the front garden.



KITCHEN

9'10" x 7'2" (3m x 2.2m)

having a modern range of light wood effect units including base units, drawers and wall cupboards, matching butcher block effect work surfaces, inset single drainer stainless steel sink with mixer tap, ceramic tiled splashbacks, fridge freezer, washing machine and electric cooker (included in the sale), gas fired boiler for central heating and domestic hot water, vinyl flooring, LED lighting, central heating radiator and double glazed side entrance door.



KITCHEN



INNER HALL

having access to the roof space, smoke detector, built in airing cupboard housing the hot water cylinder.

BEDROOM ONE

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

having double wardrobe with cupboards over and central heating radiator.



BEDROOM TWO

9'2" x 6'10" (2.8m x 2.1m)

having central heating radiator with blinds and upvc double glazed French doors opening onto the rear garden.



SHOWER ROOM

5'10" x 5'6" (1.8m x 1.7m)

having modern suite including fully tiled shower cubicle with mira electric shower over, pedestal wash hand basin, low level w.c., extractor fan, spot lighting, easy clean panelled walling and vinyl flooring.



OUTSIDE

There is direct vehicular access over a tarmacadam driveway with standing for several cars. Pea gravel area with further hard standing, if required. CARPORT with rear personal door to the private rear garden with paved patio area, raised beds, well fenced boundaries, garden lighting. Not overlooked from the rear and south facing aspect.



REAR ELEVATION



Energy Efficiency Rating

	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		
	62	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
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		
	58	78
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

Approx. 60.5 sq. metres (650.8 sq. feet)



Total area: approx. 60.5 sq. metres (650.8 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
