

CASTLE ESTATES

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A FULLY REFURBISHED AND LANDSCAPED THREE BEDROOMED DETACHED BUNGALOW SITUATED IN A SOUGHT AFTER CENTRAL VILLAGE LOCATION



**38 BRITANNIA ROAD
BURBAGE LE10 2HF
Guide Price £385,000**

- Impressive Entrance Hall
- Newly Fitted Integrated Breakfast Kitchen
- Modern Fitted Shower Room
- Secure Fenced Boundaries
- Sought After Burbage Location
- Spacious Twin Aspect Lounge/Dining Room
- Three Good Sized Bedrooms
- Extensive Off Road Parking
- Newly Landscaped Gardens To Three Sides
- NO CHAIN



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rightmove 

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from the centre of Burbage along Windsor Street and take the second turn left into Freemans Lane. At the bottom of Freemans Lane, turn right onto Britannia Road and this property can be seen on the left hand side.

DESCRIPTION

A rare opportunity to purchase a fully refurbished to a high specification and landscaped detached bungalow standing on a good sized plot with extensive parking, newly laid patio and lawned gardens.

The accommodation boasts of an impressive entrance hall, spacious dual aspect lounge/dining room, newly fitted fully integrated breakfast kitchen, three good sized bedrooms and modern shower room. Brand new double glazed energy efficient UVPC windows and doors.

It situated in a sought after central Burbage location, convenient for all local shops, schools and amenities. It is also well placed for open countryside. Commuters will find easy access to the A5 and M69 junctions making travelling to further afield very good indeed.

ENTRANCE HALL

29'6" long x 2'11" average width (9m long x 0.9m average width)

having composite double glazed front door, luxury click vinyl flooring , access to the roof space, natural light feature, central heating radiator, hall store housing the newly installed gas fired combination boiler for central heating and domestic hot water.



LOUNGE/DINING ROOM

25'3" x 10'2" (7.7m x 3.1m)

having two central heating radiators, tv aerial point and luxury click vinyl flooring. Square archway to Breakfast Kitchen. With double glazed single door leading out onto the side patio.



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



BREAKFAST KITCHEN

10'2" x 9'2" (3.1m x 2.8m)

having a range of newly fitted soft close light grey gloss units including base units, drawers and wall cupboards, textured laminate work surfaces and inset Astracast composite sink with mixer tap and rinser bowl, dust grey island unit with cupboards, Stoves slimline integrated dishwasher, fridge freezer and rangemaster double oven and grill, Rangemaster four ring hob and extractor hood over, space and plumbing for washing machine, downlighting and inset LED lighting, pale grey marble effect flooring. Double bi-fold doors opening onto the south west private rear garden.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM ONE

13'1" x 9'2" (4m x 2.8m)
having walk in wardrobe/cupboard and central heating radiator, neutral carpet.



BEDROOM TWO

12'5" x 9'6" (3.8m x 2.9m)

having central heating radiator, neutral carpet, facing south west private garden.



BEDROOM THREE/FAMILY ROOM

15'5" x 7'10" (4.7m x 2.4m)

having central heating radiator and built in meter cupboard with recently replaced consumer unit, neutral carpet.



SHOWER ROOM

having modern suite including walk in fully tiled shower, integrated low level w.c., and wash hand basin, LED lighting, heated towel rail and vinyl wood effect flooring.



SHOWER ROOM



OUTSIDE

There is direct vehicular access over a chip stone driveway with standing for three to four cars. Space to the side for a caravan/motorhome. A lawned foregarden with well fenced boundaries. Premium sandstone patio to the side and rear of the property, newly laid lawns, outside lighting, mature trees and shrubs.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



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OUTSIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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		
(81-91) B		
(69-80) C		
(55-68) D		
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Ground Floor
Approx. 77.8 sq. metres (837.4 sq. feet)



Total area: approx. 77.8 sq. metres (837.4 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
