

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED DETACHED FAMILY RESIDENCE  
STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR RESIDENTIAL  
LOCATION**



## **2 SYCAMORE CLOSE BURBAGE LE10 2JU**

**Offers Over £300,000**

- Entrance Porch Leading To Hall
- Upvc Double Glazed Conservatory
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Popular Residential Location
- Attractive Lounge
- Well Fitted Dining Kitchen
- Modern Family Bathroom
- Good Sized Gardens To Front, Side & Rear
- VIEWING ESSENTIAL



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This well presented detached family residence must be viewed to fully appreciate its wealth of attractive features. The property stands on a good sized plot with ample off road parking, garage and gardens to three sides.

The accommodation enjoys an entrance porch to hall, attractive lounge, sun room and a well fitted dining kitchen. To the first floor there are three good sized bedrooms and a family bathroom.

It is situated in a sought after quiet cul-de-sac location, close to 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.

### COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band C (Freehold).

### ENTRANCE PORCH

having composite front door, upvc double glazed side windows and upvc double glazed door to Hall.

### HALL

3'10" x 3'5" (1.17m x 1.06m )

having Amtico flooring and staircase to First Floor Landing.

### LOUNGE

17'3" x 11'5" (5.26m x 3.50m )

having upvc double glazed square bay window to front, Amtico wood effect flooring, central heating radiator, tv aerial point, upvc double glazed window and door opening to Sun Room.



## SUN ROOM

9'11" x 9'6" (3.04m x 2.91m )

having tiled flooring, ceiling fan with light, brick base, upvc double glazed windows with coloured leaded lights and French doors opening onto rear garden.



## KITCHEN

14'11" x 11'8" (4.56m x 3.57m )

having an attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in rangemaster style cooker with five ring hob and cooker hood over, space and plumbing for washing machine, space for fridge freezer, two central heating radiators, Amtico wood effect flooring, upvc double glazed windows to front, side and rear. Upvc double glazed side entrance door leading to Garden.



## FIRST FLOOR LANDING

8'11" x 5'11" (2.72m x 1.82m )

having central heating radiator, wall light points and upvc double glazed window to rear.



## BEDROOM ONE

11'8" x 8'10" (3.56m x 2.70m )

having range of sliding mirror fronted wardrobes, Amtico wood effect flooring, ceiling fan with light, central heating radiator and upvc double glazed window to front.



## BEDROOM TWO

11'6" x 8'9" (3.53m x 2.68m )

having built in wardrobe, Amtico wood effect flooring, central heating radiator and upvc double glazed window to front.



### BEDROOM THREE

8'6" x 6'0" (2.60m x 1.83m )

having Amtico wood effect flooring, central heating radiator and upvc double glazed window to rear.



### BATHROOM

8'6" x 5'10" (2.60m x 1.79m )

having white suite including P ended bath with rain shower over and glass screen, low level w.c., vanity unit with wash hand basin, chrome heated towel rail, fully tiled walls, shaver point, Amtico wood effect flooring and upvc double glazed window with obscure glass.



## OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to BRICK BUILT GARAGE with up and over door, personal door to garden, eaves storage, power and light. A foregarden with block paved path and stone garden area with trees. Pedestrian access via iron gate to side garden with SUMMER HOUSE/WORK SHOP area. A fully enclosed sizeable rear garden with lawn, mature flower and shrub borders, slabbed patio area, greenhouse, timber potting shed, block paved patio area and water feature.

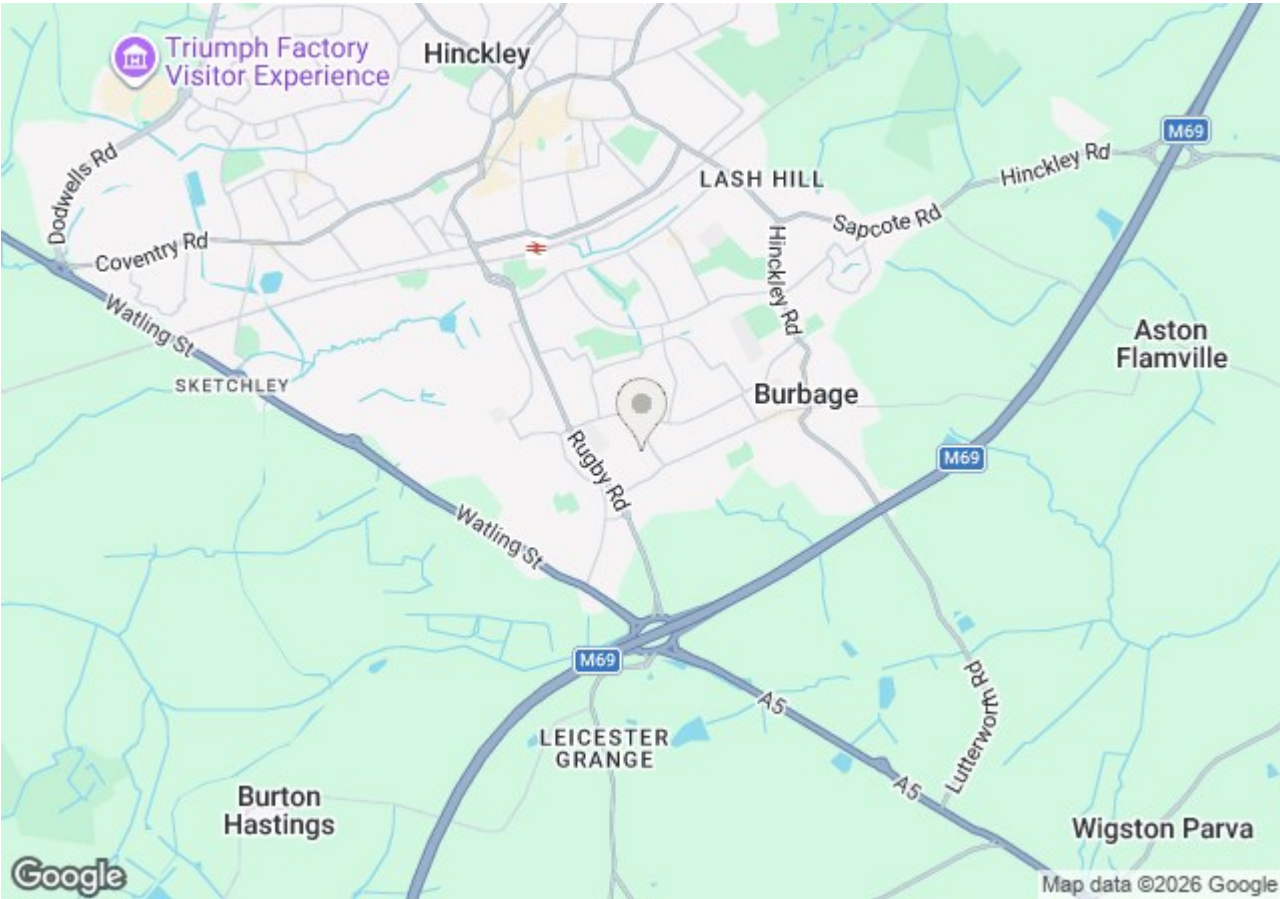


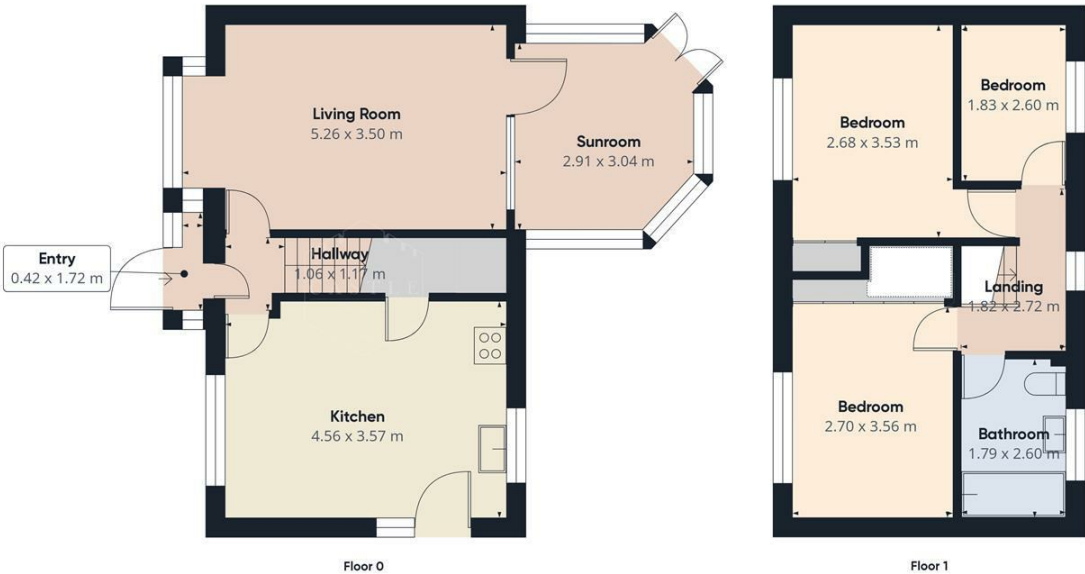
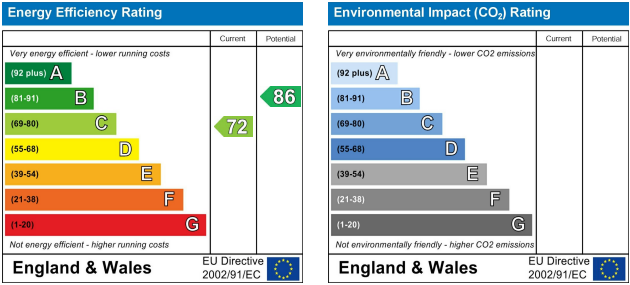




| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             | 86        |
| (69-80) C                                   | 72                                                                                                          |           |
| (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 <sub>2</sub> ) Rating                  |                                                                                                               |           |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                       | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |





Approximate total area<sup>(1)</sup>  
81.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

### 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 13.00 pm

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