CASTLE ESTATES

1982

A WELL PRESENTED AND IMPROVED THREE BEDROOMED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION



10 WELLINGTON CLOSE
BURBAGE LE10 2GH

Offers Over £255,000

- Entrance Hall With Guest Cloakroom
- Attractive Lounge Opening Onto Garden
- Family Bathroom
- Well Tended Private Rear Garden
- Well Fitted Kitchen
- Three Good Sized Bedrooms
- Off Road Parking
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This well appointed and improved terrace must be viewed to fully appreciate its wealth of attractive features.

The accommodation enjoys entrance hall with guest cloakroom, well fitted dining kitchen and an attractive lounge opening onto the private rear garden. To the first floor there are three good sized bedrooms and a family bathroom. To front of the property is parking for a car and lawned garden.

It is situated in a sought after edge of Burbage residential location, approximately three quarters of a mile from Burbage village centre with its shops, schools and amenities. There is easy access to the A5 and M69 junctions making travelling to further afield excellent.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

14'8" x 3'7" (4.48m x 1.11m)
having composite double glazed front with feature etched glass, coved ceiling and central heating radiator. Feature staircase to the First Floor Landing.



GUEST CLOAKROOM

5'11" x 3'0" (1.81m x 0.93m)

having low level w.c., pedestal wash hand basin, central heating radiator and upvc double glazed window with obscure glass.



DINING KITCHEN

11'11" x 8'6" (3.64m x 2.61m)

having an attractive range of white Shaker style units including base units, drawers and wall cupboards with under lighting, contrasting work surfaces and upstands, inset stainless steel sink with mixer tap, built in electric oven, gas hob with splashback and cooker hood over, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, central heating radiator and upvc double glazed window to front.







LOUNGE

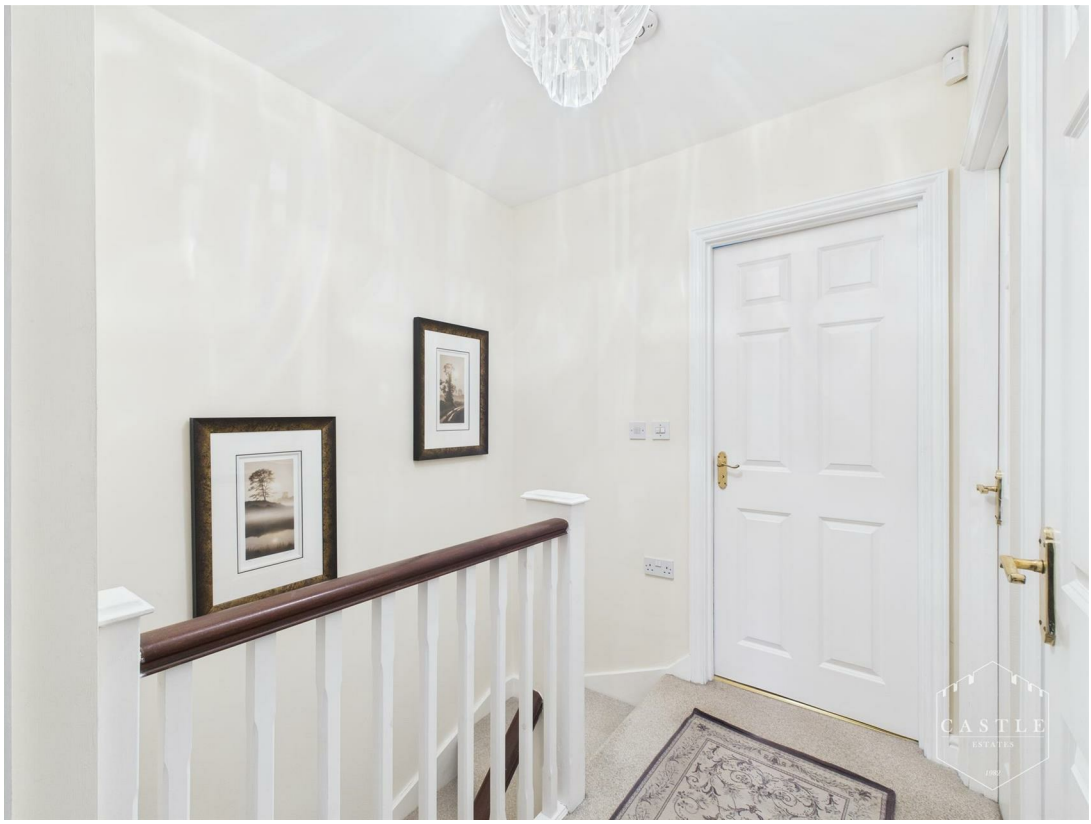
15'10" x 10'11" (4.84m x 3.33m)
having coved ceiling, tv aerial point, central heating radiator, upvc double glazed window to front and sliding patio door opening onto rear garden.





FIRST FLOOR LANDING

having spindle balustrading, built in cupboard and access to the roof space.



BEDROOM ONE

10'5" x 8'11" (3.19m x 2.72m)

having built in wardrobe, tv aerial point, central heating radiator and upvc double glazed window to rear.



BEDROOM TWO

10'4" x 6'8" (3.17m x 2.04m)

having built in storage cupboard, central heating radiator and upvc double glazed window to front.



BEDROOM THREE

6'11" x 6'10" (2.13m x 2.10m)
having built in wardrobes, central heating radiator and upvc double glazed window to front.



BATHROOM

6'7" x 6'3" (2.03m x 1.92m)

having panelled bath with shower over, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator, extractor fan, shaver point and upvc double glazed window with obscure glass.



OUTSIDE

There is off road parking for a car. A lawned foregarden with path to front door and flower border. Pedestrian access to a fully enclosed and private mature rear garden with patio seating area, lawn, mature flower and shrub borders, well fenced boundaries and garden shed.



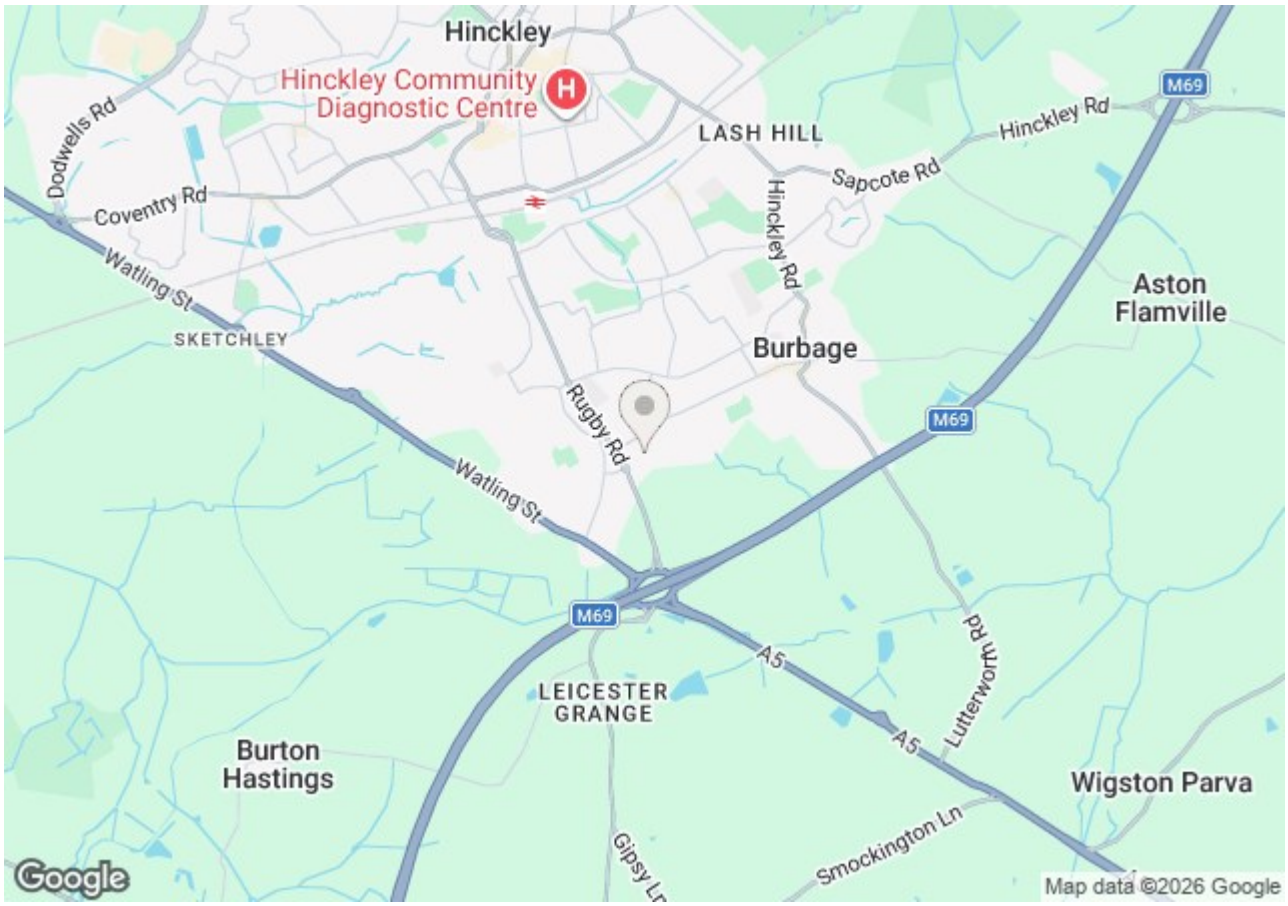


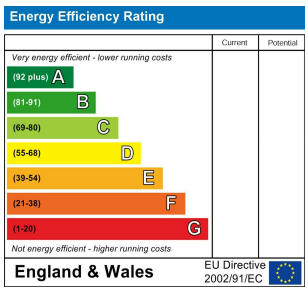
Energy Efficiency Rating

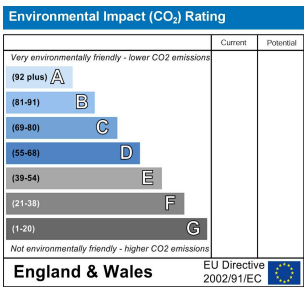
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

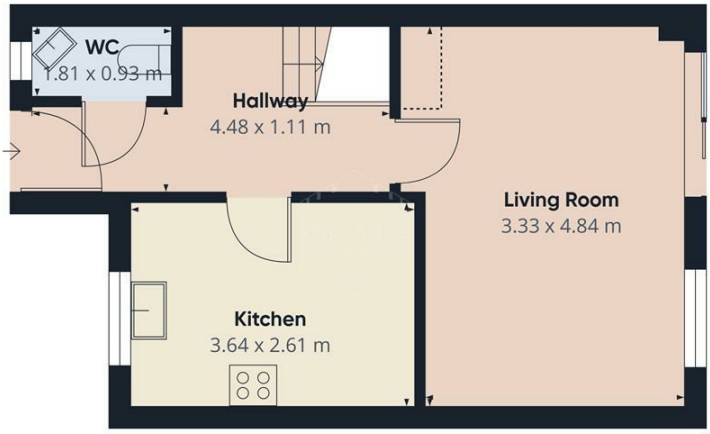
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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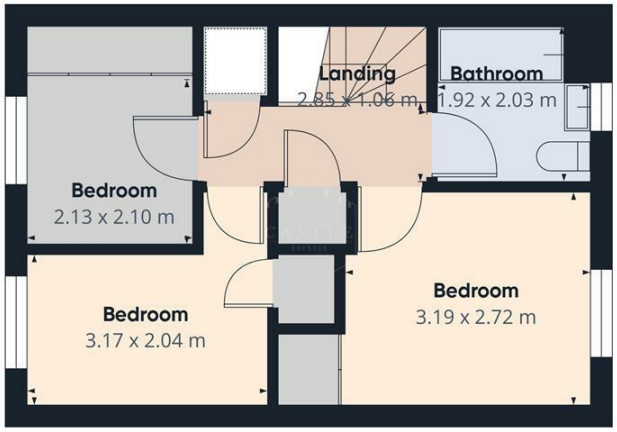








Floor 0



Floor 1

Approximate total area(1)

65.9 m²

Reduced headroom

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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