



4 HALL ROAD, BURBAGE, LE10 2LU

ASKING PRICE £335,000

NO CHAIN. Individual detached bungalow on a good sized sunny plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, the village centre, Hinckley town centre, train and bus stations with easy access to the A5 and M69 motorway. In need of updating. Benefitting from re-fitted shower room, gas central heating, UPVC SUDG and UPVC soffits and facias. Spacious accommodation offers open porch, entrance hall, lounge, kitchen diner. Three double bedrooms and shower room. Wide driveway to detached garage. Front and large sunny rear garden with shed and greenhouse. Contact agents to view. Carpets, curtains and light fittings included.



TENURE

Freehold
Council Tax Band D
EPC Rating D

ACCOMODATION

Open pitched and tiled canopy porch with terrazzo tiled flooring and overhead lighting. Attractive black composite panelled SUDG and leaded front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, radiator, telephone points including BT broadband, coving to ceiling. Door to the full height airing cupboard housing the Baxi gas condensing combination boiler for central heating and domestic hot water (new as of January 2024 and still under warranty) with a wireless digital thermostat. Loft access with extending aluminium ladder, loft is boarded with lighting. Door to

FRONT LOUNGE

11'10" x 15'10" (3.62 x 4.85)

With a feature stone fireplace, stone hearth incorporating living flame, coal effect electric fire. Radiator, TV aerial point, coving to ceiling.



DINING KITCHEN TO REAR

11'9" x 11'10" (3.60 x 3.63)

With inset one and a half bowl single drainer stainless steel sink unit, taps above cupboard beneath. Further floor mounted cupboard units and drawers, roll edge working surfaces above with inset four ring ceramic hob unit, integrated extractor hood above. Tiled splashbacks with further range of wall mounted cupboard units and one tall larder unit. Built in oven and grill, fridge, appliances recess points, plumbing for automatic washing machine. Laminate tiled flooring, radiator UPVC SUDG door to the rear garden.



BEDROOM ONE TO FRONT

10'11" x 12'1" (3.35 x 3.69)

With built in double slide-robés with woodgrain doors to front, radiator, coving to ceiling.



BEDROOM TWO TO REAR

9'10" x 10'6" (3.02 x 3.21)

Radiator, coving to ceiling.



BEDROOM THREE TO SIDE

8'0" x 12'1" (2.44 x 3.69)

Radiator, coving to ceiling.



REFITTED SHOWER ROOM TO REAR

6'11" x 7'3" (2.11 x 2.23)

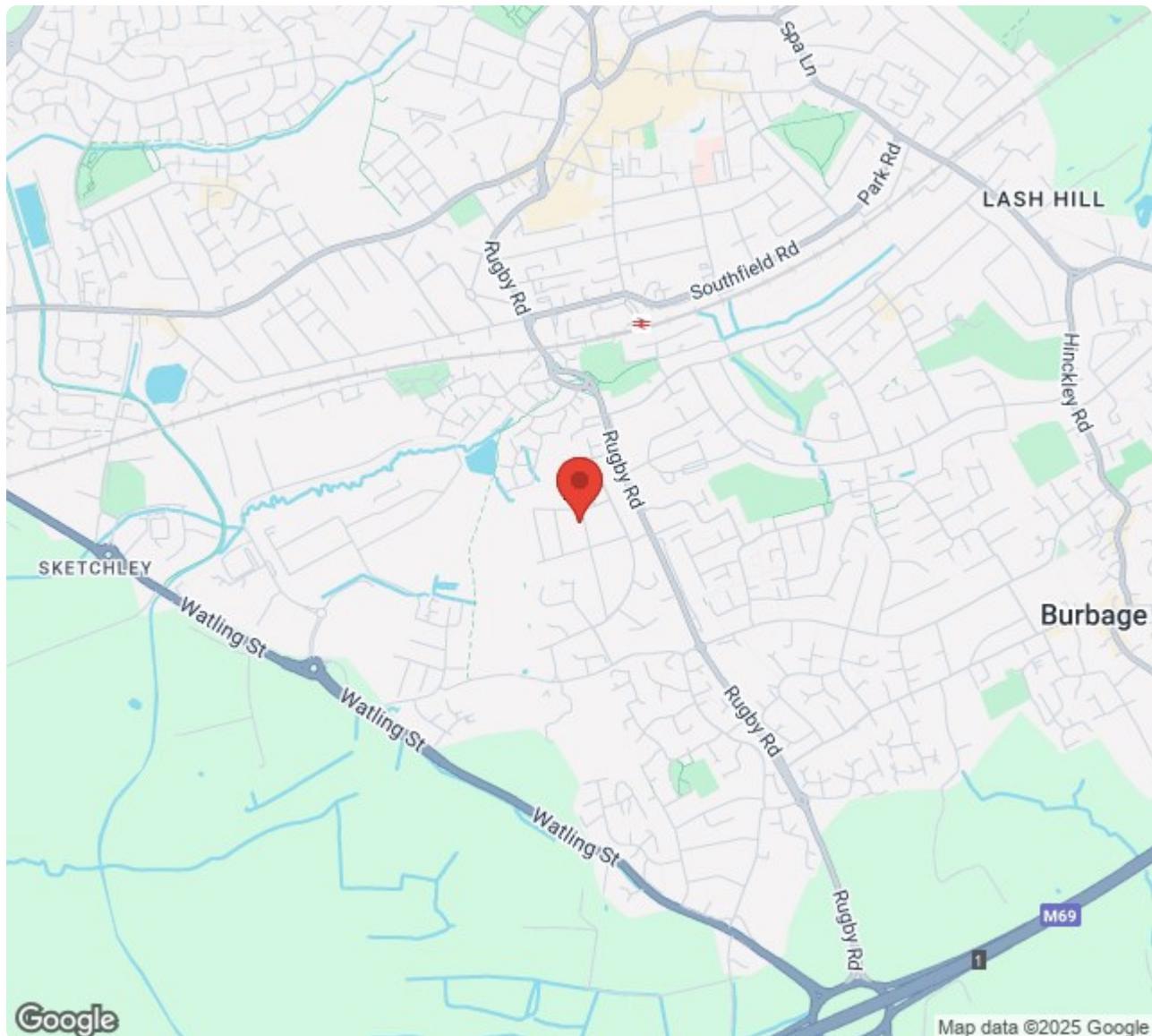
With white suite consisting of a fully tiled walk-in shower with glazed shower screen, rain shower and hand held shower above. Vanity sink with gloss grey double cupboard beneath, low level WC, contrasting fully tiled surrounds. Grey laminate tiled flooring, chrome heated towel rail, inset ceiling spotlights.



OUTSIDE

Set well back from the road, screened behind a low brick retaining wall. The front garden is stoned for easy maintenance with inset beds and a wide tarmacadam driveway leads down the left hand side of the property to a detached sectional concrete garage at the rear. There is a good sized fully fenced and enclosed mature rear garden which has a full width slabbed patio adjacent to the rear of the property with outside tap. Beyond which the garden is principally laid to lawn with surrounding well stocked, beds and borders. To the top of the garden there is a vegetable plot, aluminium greenhouse, timber shed. The garden has a sunny aspect.





Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	74
(81-91) B	59
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales 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	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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