



40 The Green Church Street,  
Burbage,  
Hinckley, LE10 2DG



£250,000

### GENERAL

A pretty period cottage in prime Burbage location overlooking the War Memorial and Horsepool. The cottage briefly comprises on the ground floor, a sitting room, dining room, kitchen and cloakroom. On the first floor, there are two good sized double bedrooms, a dressing room and shower room. Outside there is a beautiful garden with views towards the Church and a useful storage shed.

### LOCATION

Burbage is a large village with a pretty centre made up of period houses, cottages and the village church. There is an extensive range of amenities including schools, and a wide variety of shops and restaurants. Burbage is exceptionally well located for access to the motorway network via junction 1 on the M69 and Junction 21 on the M1. Hinckley town centre is also within easy reach.

There is an international airport at Birmingham and main line railway stations at Hinckley, Nuneaton and Leicester with fast train services to London.



## THE COTTAGE

The accommodation is arranged over two floors as follows. Steps up to the front door opening into the sitting room.

## SITTING ROOM

14'2" into bay x 12'2"

There are wonderful views from the sash bay window overlooking the Horsepool. The main focal point in the sitting room is the fireplace with oak surround. There is coving to the ceiling and dado rail. Central heating radiator.

## CENTRAL HALL

There is an understairs LARDER CUPBOARD with brick thrawl.

## DINING ROOM

12'3" x 12'3"

A delightful room with enclosed staircase rising to first floor. Coving to ceiling. Central heating radiator.

## KITCHEN

14'3" x 6'8"

A working kitchen fitted with a comprehensive range of base and wall units and an inset sink and drainer unit. There is an electric cooker point and plumbing for a washing machine. Central heating radiator.

## REAR LOBBY

With a door to the garden.

## CLOAKROOM

Low flush lavatory, quarry tiled floor.

## ON THE FIRST FLOOR

Stairs rise from the dining room to the landing.

## FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

## BEDROOM ONE

12'9" x 12'3"

Overlooking the Horsepool. There are two sets of wardrobes and a central heating radiator.

## BEDROOM TWO

12'4" x 11'

Overlooking the gardens. With useful hanging cupboard, picture rail and central heating radiator.

## DRESSING ROOM

9'2" x 6'4"

There is a cupboard housing the boiler and door to the shower room.

## SHOWER ROOM

Corner shower enclosure, wash hand basin with mirror over and electric shaver point, chrome ladder style towel rail.

## OUTSIDE

To the front of the house there is a pretty lawned foregarden with fence running along the roadside boundary. A shared passage leads to the rear garden.

## THE REAR GARDEN

The garden has been cleverly landscaped with a patio area adjoining the cottage. The garden is principally lawned with a raised stoned terrace opening onto which there is a storage shed.

## COUNCIL TAX

Hinckley & Bosworth Tax Band C.

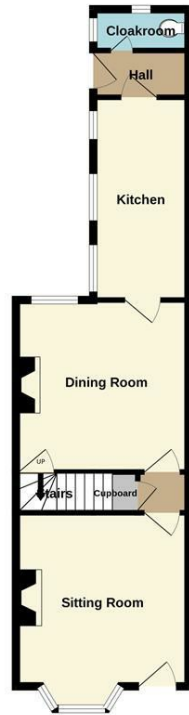
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 86        |
| (69-80) C                                   |  | 65                      |           |
| (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 |           |







Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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