



**PICKER  
ELLIOTT**  
ESTATE AGENTS

Boyslade Road, Burbage LE10 2RG

£335,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

A fantastic opportunity to purchase this greatly improved and extended, four bedroom semi detached home situated in an area of Burbage which is well located for, schools, local shops as well as the village centre and commuting via the A5, A47 or M69. The accommodation briefly comprises, reception hall, spacious lounge with log burning stove, living dining room with conservatory and kitchen. To the first floor there are three bedrooms, main with refitted ensuite and a refitted family bathroom. On the second floor there is a further double bedroom. Outside, to the front, there is ample off road parking with double gated side access which leads to a mainly lawned garden with slabbed and decked patio. EPC D. Council tax C.



### Reception Hall

11x6 (3.35mx1.83m)

Laminate flooring, telephone points, radiator, door to under-stair storage cupboard, stairs to first floor landing and door leading through to lounge.

### Lounge

17x11 (5.18mx3.35m)

Two double glazed windows to front, laminate flooring, multi fuel burning stove, wooden beam over an a large hearth.

### Living/Dining area

18 x 15 (5.49m x 4.57m)

radiator, laminate flooring, coving ceiling. conservatory area has double glazed doors to side and rear, and is fully double glazed on brick built dwarf wall.

### Kitchen

8 x 9 (2.44m x 2.74m)

excellent range of base and wall units, roll edge worksurfaces over, upstand and tiling to splashbacks, space and point for electric cooker extracted over, space for washing machine and space for dishwasher. one and a half drain sink with mixer tap, ceramic tiled flooring.

### First floor landing

Stairs to second floor. doors opening to

### Bedroom one

17x11 (5.18mx3.35m)

two double glazed windows to front, radiator, built in wardrobe with sliding doors. Door to

### Refitted en suite

5 x 4 (1.52m x 1.22m)

Opaque double glazed window, corner shower cubicle with rain effect shower head, low level flush WC, vanity sink unit, tiled flooring, tiling surrounding four walls, chrome towel radiator

### Bedroom two

8 x 8 (2.44m x 2.44m)

Double glazed window, radiator.

### Bedroom three

8x8 (2.44mx2.44m)

Double glazed window, radiator

### Bathroom

6 x 5 (1.83m x 1.52m)

Low level flush WC, vanity sink unit, panel bath with shower screen and rain effected shower head, tiling surrounding 4 walls, tiled flooring, chrome towel radiator, inset spotlights, opaque double glazed window

### Bedroom 4

9 x 15 (2.74m x 4.57m)

Radiator, ceiling window, window to side, door into eave storage area with wardrobes and additional storage with hanging rail

### Outside

#### To the front of the property

Large fully tarmacked drive providing ample off road parking for several vehicles

#### Rear garden

Gated side access, large side storage area, outside water tap, slabbed patio. leading to remainder of garden with raised slabbed patio, decked patio area. contemporary railway sleeper edges enclosed by timber fencing

#### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on

their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



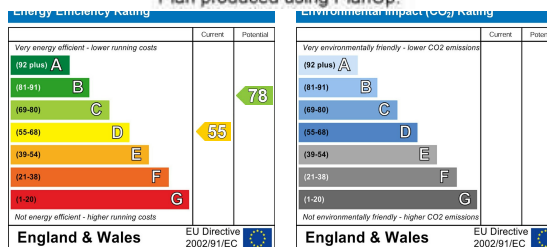


**PE** PICKER  
ELLIOTT  
ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Plan produced using PlanUp.



Registered company name: **Picker Elliott LTD**  
 Company registration number: **09153786**  
 VAT Number: **199 0836 58**

