



PE PICKER ELLIOTT
ESTATE AGENTS

Turville Close, Burbage LE10 2GZ

Offers In Excess Of £500,000

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HINCKLEY, LE10 1DD
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Picker Elliott are delighted to present this stunning four bedroom detached family home, located on Turville Close in the heart of Burbage. Lovingly cared for by the current owners, from new, for over 24 years!

Briefly comprising an entrance hall, lounge, breakfast kitchen, utility room, dining room, family room, WC, four bedrooms (with ensuite and dressing area to the main bedroom), and a family bathroom.

The property benefits from a 'wrap around' garden to the rear, meaning that here is ample room to extend (STPP). There's also huge potential to create a self-contained annexe, or outside office space.

EPC Rating C. Council Tax Band F.



Enter Via UPVC Double Glazed Door into

Entrance Hallway

With wood effect flooring, central heating radiator, alarm panel, open plan access to kitchen, lounge and dining room, access to under stairs storage and access to cloakroom.

Lounge

11'9" x 17'9" (3.601 x 5.431)

With UPVC double glazed window to the front aspect, UPVC double glazed patio doors to the rear aspect opening out to the rear garden and patio, central heating radiator and feature gas fireplace with marble hearth and decorative surround.

Breakfast Kitchen

13'10" (max) x 9'8" (4.232 (max) x 2.966)

With tiled flooring, range of maple wood effect units with rolled edge contrasting work surface, space for two under counter appliances, space and plumbing for dishwasher, inset 4 ring ceramic hob with concealed extractor, electric double oven, UPVC double glazed window looking out over the rear garden, composite sink with one and a half bowls, drainer and mixer tap and access to

Utility Room

7'7" x 6'5" (2.321 x 1.979)

With tiled flooring continuing through from the kitchen, UPVC double glazed window, UPVC double glazed door to the side of the property, central heating radiator, alarm control panel, space and plumbing for one appliance and space for further under counter appliance, stainless steel sink with drainer, wood effect units, rolled edge surface and tiling to splash backs.

Dining Room

9'9" x 13'3" (2.979 x 4.056)

With wood effect flooring, central heating radiator, UPVC double glazed window and open plan access to

Family Room

16'1" x 16'5" (4.918 x 5.009)

With wood effect flooring, UPVC double glazed window, UPVC double glazed door to the front aspect (this is an extra wide door for disabled access), two radiators and double glazed bi folding doors opening out to the rear.

First Floor Landing

With UPVC double glazed window, central heating radiator and door leading to

Main Bedroom

13'4" x 9'9" (4.068 x 2.994)

With central heating radiator, double glazed window and open plan access to

Dressing Area

7'6" x 4'10" (to wardrobes) (2.295 x 1.479 (to wardrobes))

With a range of fitted wardrobes and further access to

En Suite

13'4" x 3'24'9" (4.068 x .99)

Wash basin with vanity unit, low level button flush toilet, double shower cubicle with main shower and waterfall head, wall mounted extractor, bath, central heating radiator, UPVC double glazed window with frosted glass, fully tiled to all bathing areas, half tiled to toilet and sink area and central heated stainless steel effect towel rail.

Bedroom Two

9'9" (max) x 13'11" (max) (2.981 (max) x 4.250 (max))

With UPVC double glazed window and central heating radiator.

Bedroom Three

9'8" x 11'9" (2.950 x 3.603)

With UPVC double glazed window and central heating radiator.

Bedroom Four

11'9" x 7'9" (3.601 x 2.365)

With UPVC double glazed gable window and central heating radiator.

Main Bathroom

With wood effect flooring, low level flush toilet, pedestal wash basin, bath, UPVC double glazed window with frosted glass, central heating radiator, half tiling to all walls, access to large airing cupboard which houses the gas boiler and pressurised hot water cylinder and loft access.

Outside

To The Front of the Property

The property is accessed by a private driveway, there is a small grass area to the front of the property, paved access leads to front door, tarmac driveway for at least 2 vehicles and block paved driveway which can accommodate at least another 2 vehicles, outside power and access into the family room via extra wide UPVC double glazed door and gated access leads to

Rear Garden

Large L shape garden, mainly laid to lawn, timber fencing to all boundaries, patio area to the rear and side of the property, gated access to the front, outside tap, outside power, access to out building with two sections, one of which is storage (1.488 m x 2.881 m) and the other section is a workshop (2.881 m x 2.781)

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.

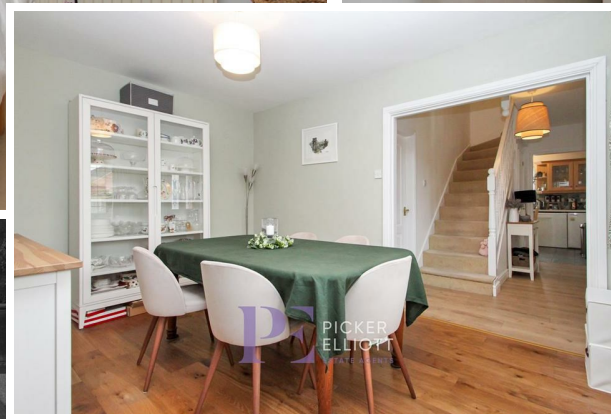
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in 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 -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





Light wood wall cabinets with round knobs.

Open shelving with various items including a 'FORTNUM & MASON' box, tins of 'BRITAIN'S COUNTRY BUTTER', 'TIN filled with SALMON', a first aid kit, an iron, and glass jars.

Stainless steel microwave oven.

White laundry powder container labeled 'Laundry Powder'.

Sink with chrome faucet and a yellow soap dispenser.

Small framed picture or certificate on the countertop.

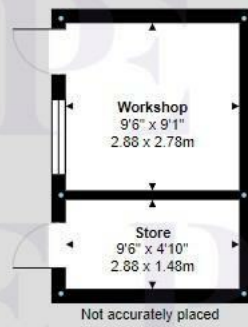
Front-loading Bosch washing machine with its door open.

Light wood cabinet door with a round knob.

Front-loading Bosch dryer.

White window frame with a view of the outdoors. A small potted plant and a white bucket labeled 'PEGS' sit on the windowsill.

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Ground Floor
Area: 942 ft² ... 87.5 m²

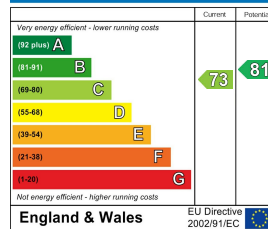


First Floor
Area: 851 ft² ... 79.1 m²

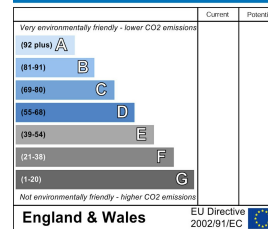
Total Area: 1793 ft² ... 166.6 m² (excluding store, bedroom)

All measurements are approximate and for display purposes only.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

