



Jubilee Square, Burbage LE10 2HT

£750,000

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HINCKLEY, LE10 1DD
01455 612613

Welcome to this stunning property located in the peaceful Jubilee Square, Burbage. This detached house offers an impressive 2,367 sq ft of living space, perfect for those looking for a spacious home.

As you step inside, you'll be greeted by not one, not two, but three reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With five generously sized bedrooms, there's plenty of room for everyone to have their own space.

The property boasts three bathrooms, ensuring convenience for all residents. Parking will never be an issue with space for up to four vehicles plus a double garage, making hosting gatherings a breeze.

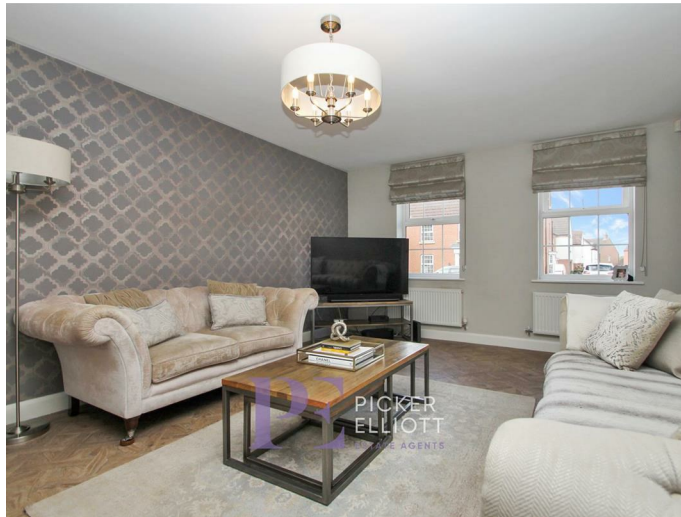
The flexible accommodation layout allows you to adapt the space to suit your needs, whether you require a home office, a playroom for the kids, or a cosy reading nook.

Situated in a quiet residential area, you can enjoy peace and tranquillity while still being within easy reach of local amenities. The property's sheer size offers endless possibilities for creating your dream home.

The highlight of this property is undoubtedly the luxurious living kitchen, perfect for whipping up culinary delights or enjoying breakfast with the family. This space is not only functional but also exudes elegance and style, making it the heart of the home.

Don't miss out on the opportunity to own this massive, luxurious property in Burbage. Book a viewing today and envision the endless possibilities this home has to offer.

EPC Rating B. Council Tax Band F.



Enter Via Composite Front Door into

Entrance Hall

With gloss tile flooring, stairs leading to first floor, central heating thermostat, central heating radiator, access to under stairs storage, alarm control panel and door to

Ground Floor Cloakroom

With gloss tile flooring continuing through from the hallway, corner pedestal wash basin with tiling to splash back, low level button flush toilet, central heating radiator and ceiling mounted extractor.

Lounge

10'2" x 16'4" (3.10 x 4.99)

With luxury vinyl tile flooring, UPVC double glazed dual windows to the front, two central heating radiators and sky and virgin media connections.

Study/Play Room

8'7" x 9'4" (2.63 x 2.85)

Luxury vinyl tile flooring, central heating radiator and UPVC double glazed window to the front aspect.

Large Living Dining Kitchen

30'9" x 13'7" (9.39 x 4.15)

Entering through an internal glazed door with herringbone luxury vinyl tile flooring, range of slab gloss units seated beneath granite work surfaces, 6 ring gas burning AEG hob seated beneath stainless steel extractor hood with matching granite splash back, inset Belfast style sink with drainer and chrome mixer tap seated beneath UPVC double glazed window, large central island also with granite work surface, integrated dishwasher, integrated fridge/freezer, two sets of large UPVC double glazed doors opening out onto the rear patio, central heating radiator in the kitchen area, vertical column radiator in the dining area and access through into

Utility Room

Flooring continuing through from the kitchen, matching units with matching granite work surfaces, utility sink, space and plumbing for washing machine, space for a further under counter appliance, composite double glazed door leading to the side of the property and wall mounted Logic boiler.

First Floor Landing

Gallery landing with UPVC double glazed window to the front aspect, central heating radiator, access to airing cupboard, stairs to second floor and door to

Master Principal Suite

12'5" x 16'4" (3.80 x 4.99)

With two UPVC double glazed windows to the front aspect, two central heating radiators, television point and connections, open plan access to dressing area where there are a range of built in wardrobes with a further UPVC double glazed window and radiator and access to

En Suite

With Amtico flooring, fully tiled large walk in shower cubicle with main shower, white central heated towel rail, bath with central mixer tap and tiling to the bathing area, UPVC double glazed window with frosted glass, low level button flush toilet with tiling to splash back, pedestal wash basin with tiling to splash back and ceiling mounted extractor.

Bedroom Two (First Floor)

10'7" x 15'6" (3.23 x 4.73)

With two UPVC double glazed windows looking out over the rear garden, television point and central heating radiator.

Bedroom Three (First Floor)

11'4" x 11'4" (3.47 x 3.46)

Dual UPVC double glazed windows to the front aspect, telephone point and central heating radiator.

Family Bathroom

Having large shower cubicle which is fully tiled with mains shower, pedestal wash basin, low level flush toilet, and bath. Chrome heated towel rail. UPVC double glazed window with frosted glass.

Second Floor Landing

With roof window, access to storage cupboard and door to

Bedroom Four (Second Floor)

13'10" x 18'11" (4.22 x 5.77)

With UPVC double glazed window to the front aspect, two central heating radiators and two roof windows to the rear.

Bedroom Five (Second Floor)

12'11" x 18'11" (3.96 x 5.77)

With a suite of built in wardrobes into the eaves, two central heating radiators, UPVC double glazed window to the front aspect, access panel to eaves storage, two roof windows to the rear aspect and access to the

Jack and Jill Bathroom

With Amtico flooring, low level button flush toilet with tiling to splash back, bath with central mixer tap, tiling to the bathing area, pedestal wash basin with tiling to splash back, fully tiled large walk in shower cubicle with main shower, extractor to ceiling, white central heated towel rail and roof window to the rear.

Outside

To The Front of the Property

There are mature borders to the front, small hedges to the boundary and block paved entrance to front door.

Rear Garden

Enclosed and very private garden mainly laid to lawn with patio area immediately to the rear of the property, gated access to the side of the property where there is off road parking for multiple vehicles and access to garage.

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.

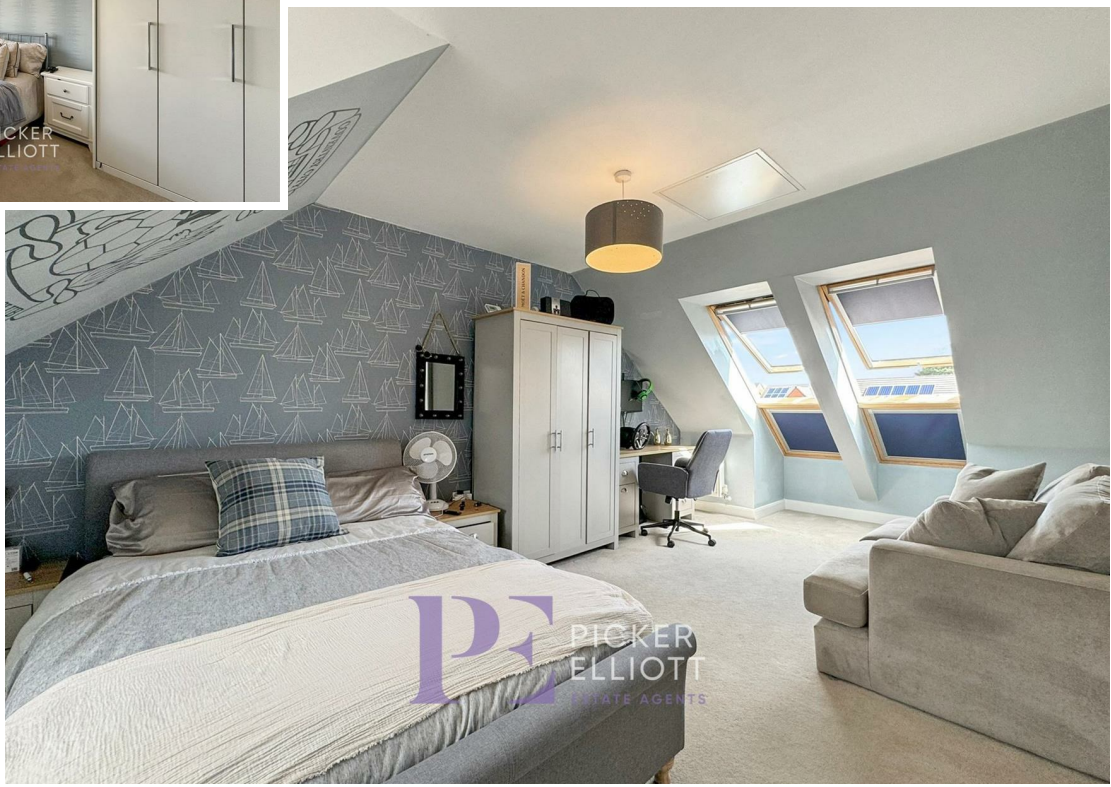
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in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

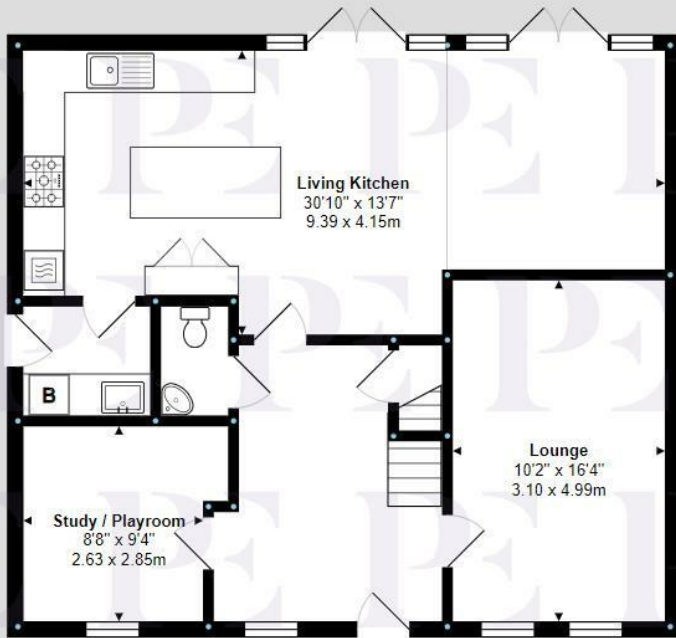
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MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (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.

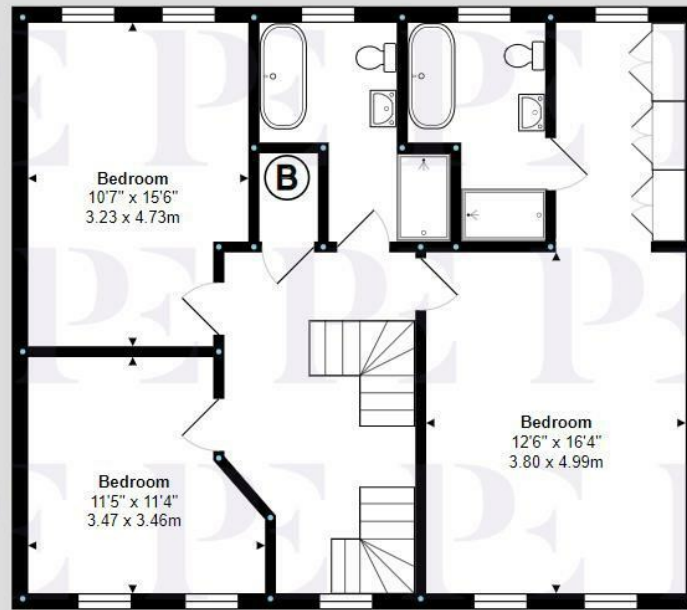




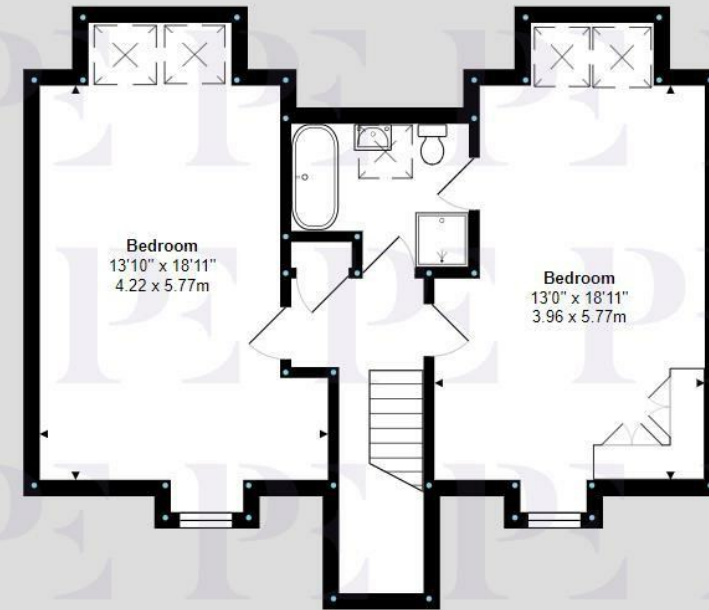
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Ground Floor
Area: 844 ft² ... 78.4 m²

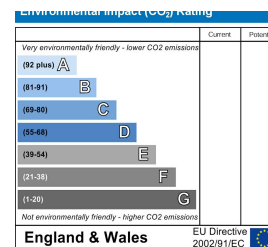
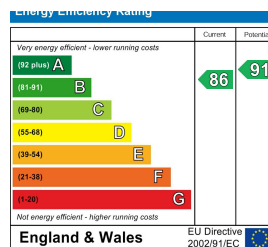


First Floor
Area: 865 ft² ... 80.4 m²



Second Floor
Area: 658 ft² ... 61.2 m²

Total Area: 2367 ft² ... 219.9 m²
All measurements are approximate and for display purposes only.



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

