



110 CASTLE STREET, HINCKLEY, LE10 1DD 01455 612613 Welcome to this charming semi-detached house on Sketchley Road in the delightful village of Burbage. This characterful property boasts one large reception room, two cosy bedrooms, and a well-appointed bathroom.

One of the standout features of this lovely home is its large garden, perfect for enjoying the outdoors and hosting gatherings with friends and family. Imagine sipping your morning tea surrounded by beautiful greenery or having a barbecue on a sunny weekend afternoon.

Conveniently located close to Burbage centre, you'll have easy access to a variety of shops, cafes, and restaurants, making daily errands a breeze. Additionally, the property offers good access to motorway networks, ideal for those who need to commute for work or enjoy exploring the surrounding areas.

Whether you're looking for a peaceful retreat or a place to create new memories, this property on Sketchley Road offers a wonderful opportunity to embrace the quintessential British lifestyle. Don't miss out on the chance to make this house your home!

EPC Rating TBC. Council tax band B.



#### Enter Via Opaque Double Glazed Door into

# Spacious Through Lounge/Dining Room

25'7 x 12'0 (7.80m x 3.66m)

Lounge Area with double glazed windows to front and side, radiator, door to useful under stairs storage cupboard, leading straight through to the dining area with radiator, double glazed window, stairs to first floor landing with spindle balustrade and door through to

## Re Fitted Kitchen

## 13'6 x 8'9 (4.11m x 2.67m)

With excellent range of base and wall units, roll edge work surfaces over, upstands and tiling to splash back, two double glazed windows, space and point for cooker with extractor hood over, inset drainer sink with mixer tap, space for washing machine, space for dish washer, spaces for fridge and freezer, tiled flooring, space for tumble dryer, cupboard housing wall mounted boiler and door through to

#### Inner Lobby

With tiled flooring, ladder style radiator, double glazed door to rear garden, door to airing cupboard and further door to

#### Bathroom

#### 10'1 x 8'8 (3.07m x 2.64m)

Four piece suite with low level flush WC, bath with tiling to surrounding splash back areas, vanity sink unit, shower cubicle with electric shower, two opaque double glazed windows, electric shaver point and double radiator.

## **First Floor Landing**

With loft access, porthole window and doors opening to

#### Bedroom One

14'0 x 8'7 (4.27m x 2.62m) With double glazed window, radiator, built in wardrobes and door to

## En Suite Toilet

With low level flush WC, wall mounted wash hand basin, tiling to splash back, laminate flooring and built in shelving.

Bedroom Two 12'0 x 11'0 (3.66m x 3.35m) With double glazed window and radiator.

#### Outside

# To The Front of The Property

There is a gravelled garden with inset stepping stones to covered porch and front door, picket fencing, path and gate leading to

## **Rear Garden**

With a large slab patio area, decorative broken slate, outside water tap, outside lighting, remainder of the garden is predominantly lawned with surrounding borders and is enclosed by timber fencing.

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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.

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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.

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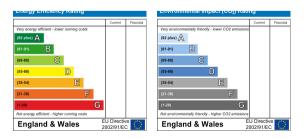






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