



**PICKER
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ESTATE AGENTS

Sketchley Road, Burbage LE10 2DX

Offers In Excess Of £270,000

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HINCKLEY, LE10 1DD
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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.

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

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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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Ground Floor
 Approximate Floor Area
 548 sq. ft.
 (50.9 sq. m.)

First Floor
 Approximate Floor Area
 370 sq. ft.
 (28.5 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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