



Hinckley Road, Burbage LE10 2AF

£225,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

NO CHAIN. Picker Elliott proudly offer this attractive TWO BEDROOM END TERRACED HOME located on Hinckley Road, Burbage, LE10. This accommodation briefly comprises of an entrance hall with cloakroom W/C, a large L-shaped open plan lounge/diner, a modern fitted kitchen with integrated fridge/freezer and dishwasher, two double bedrooms, a stylish fitted bathroom suite with bathtub, overhead shower, W/C and hand wash basin and an enclosed paved rear garden with exterior storage shed.

This property also benefits from triple glazed windows and gas central heating.

Hinckley Road is situated close by to all local shops and supermarkets in Burbage as well Hinckley Town Centre with all public transport and main motorway links being within close proximity. Off road parking is also on offer with this accommodation via one designated parking bay to the front exterior of the house.

Internal viewing is highly recommended to appreciate the quality of the accommodation on offer so call Picker Elliott today to secure your booking! Council Tax Band - B. EPC Band C - Rating 78. NO CHAIN.



Enter via triple glazed composite door into

Enclosed Hallway

With ceramic tiled flooring, alarm control panel, door to

Ground Floor Cloakroom

With low level flush WC, vanity sink unit with tiling to splash back, chrome wall mounted towel radiator, opaque triple glazed window to front, ceramic tiled flooring, and extractor fan.

From the hall there is a further door to

L-Shaped Lounge Dining Room

18'8 max x 14'0 (5.69m max x 4.27m)

With triple glazed window to front, two radiators, inset spotlights, door to useful under stairs storage cupboard, stairs rising to first floor landing with spindle balustrade, triple glazed patio doors to rear, and opening through to

Kitchen Area

9'1 x 7'11 (2.77m x 2.41m)

With an excellent range of Shaker style base and wall units with roll edge work surfaces over and matching up-stand, built-in oven, inset electric hob with tiled splash back and extractor hood over, integrated dishwasher, integrated fridge and freezer, space and plumbing for automatic washing machine, inset drainer sink with mixer tap, inset spotlights, ceramic tiled flooring, and triple glazed window to rear.

First Floor Landing

With triple glazed window to front, spindle balustrade, inset spotlights, door to useful storage cupboard housing wall mounted combination boiler, and further doors opening to

Bedroom One

12'8 x 8'3 (3.86m x 2.51m)

With triple glazed window to rear, and radiator.

Bedroom Two

8'11 x 8'5 (2.72m x 2.57m)

With triple glazed window to rear, and radiator.

Bathroom

With three piece suite comprising low level flush WC,

panelled bath with power shower over, wall mounted wash hand basin, tiling to surrounding splash back areas, ceramic tiled flooring, opaque triple glazed window to front, wall mounted chrome towel radiator, inset spotlights, and extractor fan.

Outside

To the front of the property there is an immediate decorative gravelled border, inset plants and shrubs, one block paved parking space, and gated side access leading to

Rear Garden

With slabbed patio area, outside electric point, garden shed, outside water tap, and security lighting. The garden is enclosed by timber fencing and is private to the rear.

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).

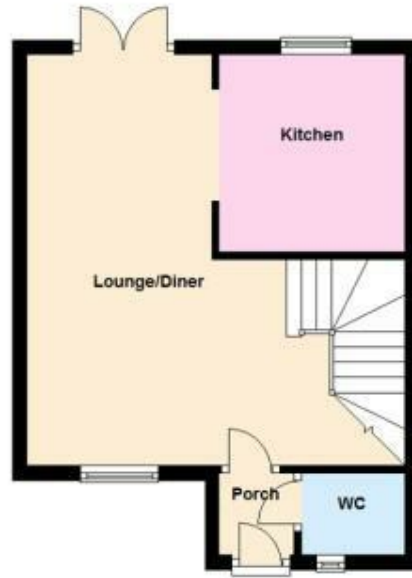
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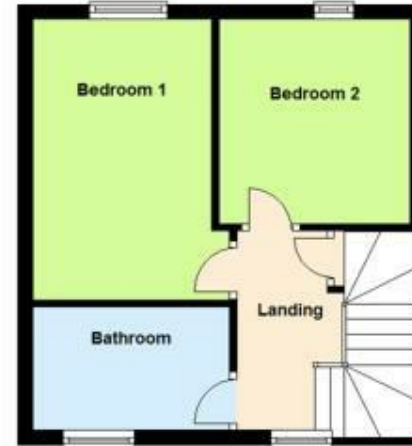


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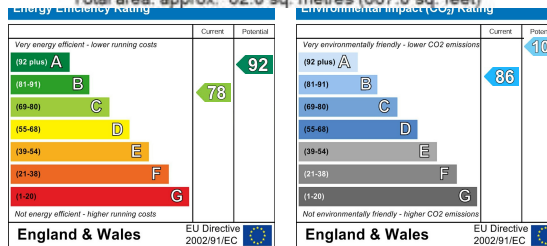
Ground Floor
Approx. 32.8 sq metres (350.5 sq feet)



First Floor
Approx. 29.4 sq metres (316.6 sq feet)



Total area: approx. 62.0 sq metres (667.0 sq feet)



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

