



Horsepool, Burbage LE10 2DH

£550,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

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HINCKLEY, LE10 1DD  
01455 612613



Picker Elliott are delighted to bring to the market, 20 Horsepool, Burbage. A superbly presented, Georgian style modern property which over looks the old Horsepool in the heart of Burbage village centre. The property includes many quality fixtures and fittings and offers flexible accommodation. This lovely home briefly comprises, entrance hall, refitted cloakroom, spacious through lounge with log burner, morning room and a luxury living, kitchen dining room. To the first floor are four bedrooms, three are double bedrooms, one with ensuite, all have quality fitted bedroom furniture, and a luxurious Villeroy & Bosch bathroom. To the rear of the property, there is the landscaped garden which leads on to the double garage and off road parking which can be accessed from Pilgrims Gate. EPC: TBC. Council tax band: F.



## Enter Via Composite Opaque Double Glazed Door into

### Entrance Hall

6'5 x 5'6 (1.96m x 1.68m)

With polished tiled flooring, radiator, stairs to first floor landing with spindle balustrade, inset spotlights and door to

### Downstairs Cloakroom

Low level flush WC, vanity sink unit with tiling to splash back, tiled flooring and radiator.

### Spacious Through Lounge

22'8 x 12'6 (6.91m x 3.81m)

With period style double glazed window to front, two double radiators, feature fire surround with wooden shelf, tiled hearth and free standing log burning stove, television point, inset spotlights and double glazed doors leading through to

### Dining Room

15'8 x 8'4 (4.78m x 2.54m)

With tiled flooring, radiator, range of double glazed windows, double glazed rear doors to rear garden, ceiling windows, inset spotlights and door leading through to

### L Shape Living Kitchen/Dining Room

22'8 (max) x 16'0 (max) (6.91m (max) x 4.88m (max))

Kitchen area with an excellent range of contemporary fitted base and wall units, granite work surfaces over with matching upstands to splash back, double Belfast sink with mixer tap, built in double oven, built in microwave, under cupboard lighting, space and point for washing machine, space and point for American fridge/freezer, built in dishwasher, central island unit with 5 ring electric hob and extractor hood over, double glazed window to rear, opaque double glazed door to side leading through to dining area with tiled flooring, double glazed window, inset spotlights, television point and double radiator.

### First Floor Landing

With inset spotlights, loft with drop down hatch and part boarded, radiator and doors opening to

### Bedroom One

10'9 x 12'6 (3.28m x 3.81m)

With double glazed window, double panelled radiator, range of sliding mirrored wardrobes and door to

### En Suite

5'1 x 6'8 (1.55m x 2.03m)

With enclosed low flush WC, vanity sink unit, walk in shower cubicle, glass shower screen, inset spotlights, extractor fan, chrome towel radiator, opaque double glazed window, tiling to four walls and tiled flooring.

### Bedroom Two

12'5 x 10'4 (3.78m x 3.15m)

With inset spotlights, double glazed window, radiator, and built in wardrobes.

### Bedroom Three

10'1 x 9'0 (3.07m x 2.74m)

With built in wardrobes, radiator, double glazed window and inset spotlights.

### Bedroom Four

9'9 x 5'2 (2.97m x 1.57m)

Currently used as office with built in furniture, radiator, double glazed window and inset spotlights.

### Re Fitted Bathroom

9'1 x 6'5 (2.77m x 1.96m)

With low level flush WC, corner shower cubicle with rain effect shower head, contemporary double ended free standing bath, vanity sink unit, inset spotlights, extractor fan, opaque double glazed window, tiling to surrounding four walls, tiled flooring and chrome towel radiator.

### Outside

#### To The Front of the Property

There is a gravel garden with iron railings with gate and path leading to front door, side access then leads to

#### Rear Garden

With large slab patio area, raised decorative borders, outside water tap, electric point, steps leading to remainder of the garden which is lawned with surrounding mature borders, steps leading to rear access with off road parking and detached double garage with electric up and over door power (the motor does need replacing) and lighting and roof storage space.

### 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.





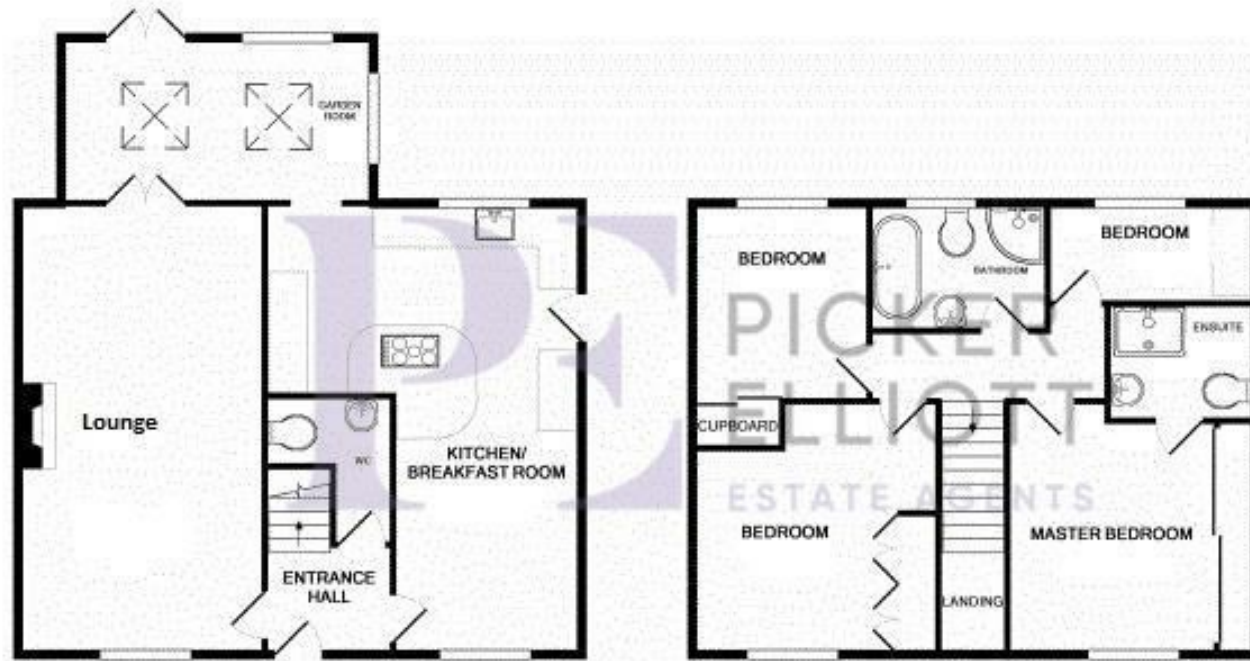
THE HORSEPOOL  
PL  
20/5/12





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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