



PICKER ELLIOTT
ESTATE AGENTS

Newstead Avenue, Burbage LE10 2JA

£250,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to this charming mid-terrace house located on Newstead Avenue in the sought-after area of Burbage, Hinckley. This beautifully presented property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, as well as a ground floor w.c, offering ample space for comfortable living.

With a generous 1,022 sq ft of living space, this home has been thoughtfully extended to provide even more room for you and your family to enjoy. The property's layout is perfect for those who appreciate a good balance between private and shared spaces.

Situated in a well-regarded location, this home not only offers a peaceful environment but also provides easy access for commuters. Imagine coming home to this lovely property after a long day at work, knowing that you have a dedicated parking space for your vehicle right outside your door.

Whether you're looking to settle down in a family-friendly neighbourhood or seeking a convenient location for your daily commute, this property ticks all the boxes. Don't miss out on the opportunity to make this spacious and well-located house your new home.



Enter Via

Composite door into

Lounge

13'3 x 12'10 (4.04m x 3.91m)

With double glazed bay window to front, feature fire recess with wood beam over and slabbed hearth , double radiator, door leading into

Dining Room

12'2 x 9'8 (3.71m x 2.95m)

With faux wood panelling, double radiator, LVT flooring, understairs storage cupboard, second useful storage cupboard with wall mounted combi boiler, stairs to first floor landing, door leading on to

Cloakroom

With low level flush WC, wall mounted wash hand basin, extractor fan, tiling to bath and wall level.

Kitchen

14'6 x 9' (4.42m x 2.74m)

With an excellent range of base to wall contemporary units, rolled edged work surfaces over, tiling to splash back, breakfast bar area, radiator, integrated fridge and freezer, integrated dishwasher, door to utility cupboard with space and plumbing for washing machine and tumble drier, LVT flooring, inset spot lights, ceiling window, double glazed window to side, double glazed double doors to

Conservatory

10'3 x 9'1 (3.12m x 2.77m)

Fully double glazed, brick built to wall floor, contemporary radiator, sliding patio door to rear garden

Bedroom One

14'2 x 11' (4.32m x 3.35m)

Two double glazed windows to front, radiator, faux wooden panelling,

Bedroom Two

8'9 x 8' (2.67m x 2.44m)

With double window, double radiator

Bathroom

10'9 x 6'6 (3.28m x 1.98m)

With four piece bathroom suit, enclosed walk in shower

cubicle with glass shower screen, low level flush WC, contemporary vanity sink unit, double ended panel bath with tiling to surrounding splash back, double glazed window, radiator and extractor fan.

First floor landing

Bedroom Three

9'1 x 12'6 (max) (2.77m x 3.81m (max))

On first floor landing door to bedroom has ceiling window, access to reminder, eaves storage, radiator

Outside

To Front of Property

With gravel drive, providing enough for parking, side access leading to

Rear garden

A good size garden, large slabbed patio, mainly laid to lawn , decorative borders, shed and 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.

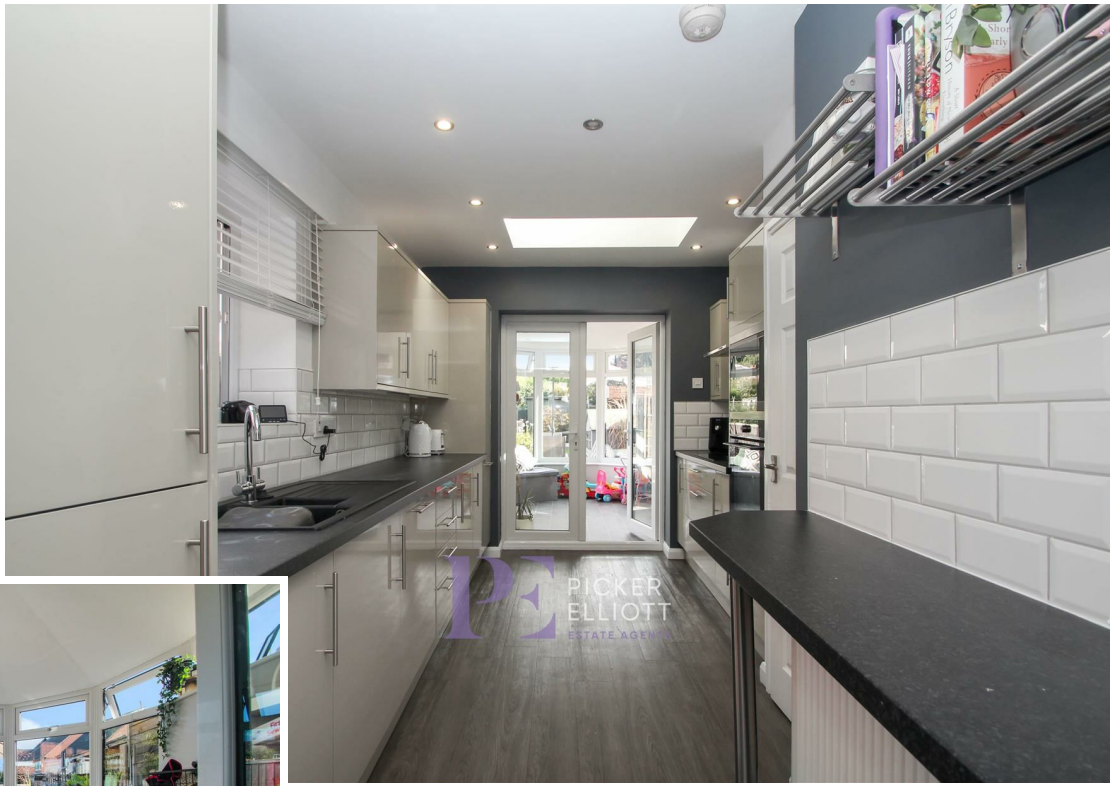
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

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.





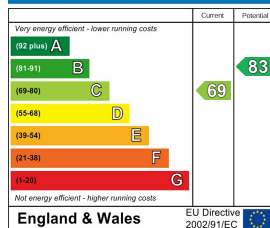
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TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

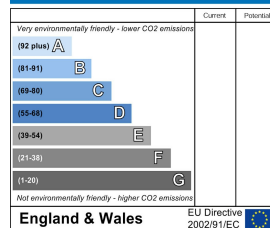
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

Registered company name: **Picker Elliott LTD**
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 VAT Number: **199 0836 58**

