



Holt Road, Burbage LE10 2PY

£215,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

Welcome to this charming mid-terrace house located on Holt Road in Burbage. This property boasts two reception rooms, three bedrooms, kitchen, dining room and a well-appointed bathroom, making it an ideal choice for those seeking a comfortable and spacious home.

One of the standout features of this property is the parking available for two vehicles, ensuring convenience for you and your guests. The spacious accommodation provides ample room for relaxation and entertainment, perfect for both families and individuals looking for a cosy retreat.

Situated in a popular location, this house offers easy access to popular commuter routes and local amenities, adding to the convenience of daily living. Whether you're looking for your first home or a new beginning, this property presents a fantastic opportunity to settle down in a welcoming community.

Don't miss out on the chance to make this house your own and enjoy the benefits of living in this sought-after area. Contact us today to arrange a viewing and take the first step towards owning your dream home on Holt Road.



Enter via UPVC double glazed front door into

### Entrance Hallway

with central heating radiator, UPVC double glazed window, stairs to first floor landing, access to under stair storage, leading on to

### Living Room

13'2" x 12'5" (4.022 x 3.794)

With UPVC double glazed bay window to the front aspect, central heating radiator, feature fireplace with gas fire

### Kitchen

8'10" x 11'1" (2.699 x 3.396)

With a range of wall and floor mounted units, seated beneath a rolled edge work surface, four ring gas burning hob, electric oven, stainless steel one and a half bowl sink with drainer and mixer tap, access to pantry storage, central heating radiator, two UPVC double glazed windows, UPVC double glazed door opening out to the rear

### Kitchen Patio Area

With access to the covered out buildings which comprise of

### Storage Area

5'8" x 5'7" (1.75 x 1.71)

### WC

With low level bottom flush toilet, single glazed window with frosted glass to the front. further access to

### Utility Area

9'3" x 5'8" (2.84 x 1.74)

With plumbing and power, single glazed window with frosted glass

### Dining Room

8'1" x 8'9" (2.47 x 2.69)

With UPVC double glazed window to rear aspect, central heating radiator

### Stairs to Landing

With loft access and access to storage cupboard leading on to

### Bedroom One

12'6" x 10'2" (to wardrobes) (3.824 x 3.118 (to wardrobes))

With suit of built in wardrobes and dressing table, UPVC double glazed window and central heating radiator

### Bedroom Two

13'0" x 11'0" (3.966 x 3.367)

With UPVC double glazed window, and central heating radiator

### Bedroom Three

9'6" (max) x 9'0" (max) (2.911 (max) x 2.756 (max))

UPVC double glazed window, central heating radiator and built in wardrobes

### Bathroom

Fully tiled to all walls, bath with electric shower, pedestal wash basin, low level flush toilet, two UPVC double glazed windows with frosted glass and central heating radiator

### Outside

#### Front of the Property

with off road parking for up to two vehicles and gated access to the

#### Rear of Property

With paved patio area immediately to the rear of the property, with path leading to the rear of the plot, timber fencing to all boundaries, large gravel areas with lawned area, further paved patio to rear of the plot. timber built shed and gated access to the front of the property.

### 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.



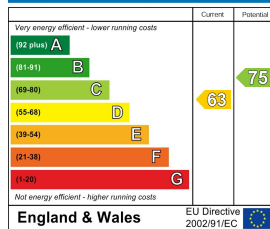


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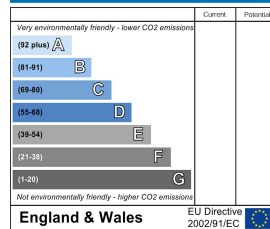


Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup> (excluding covered porch, store, wc, utility)  
 All measurements are approximate and for display purposes only

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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

