



Property Description

Wright and Wright are pleased to be able to offer for sale this two bedroom semi detached bungalow within pleasant residential location in the heart of Burbage. Double glazing, 2023 installed gas central heating. Entranc hall, lounge/diner, fitted kitchen. Two bedrooms and bathroom. Ample off road parking and gardens to front and rear. No chain.

Entrance Hall

having double panelled radiator, thermostat, two storage cupboards and loft access.

Lounge/Diner 4.70m x 3.00m (15' 5" x 9' 10")

having ceiling light point, double panelled radiator, sliding patio doors to garden.

Kitchen 2.99m x 2.61m (9' 10" x 8' 7")

having double glazed window to rear, ceiling light point, range of matching wall and base units with work surfaces over, electric cooker point, plumbing for automatic washing machine and single bowl drainer sink unit with mixer taps.

Bedroom One 3.94m x 3.09m (12' 11" x 10' 2")

having double glazed window to front, ceiling light point, radiator and double wardrobe.

Bedroom Two 2.96m x 2.62m (9' 9" x 8' 7")

having double glazed windows to front & side, ceiling light point, and radiator.

Fully Tiled Bathroom 1.85m x 1.64m (6' 1" x 5' 5")

having double glazed window to side, ceiling light point, single panelled radiator, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over,

Outside

having gardens to front and rear mainly laid to lawn with some borders, drive to side allows ample off road parking.

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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55 Twycross Road
Burbage
HINCKLEY
LE10 2SF

Energy rating

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Valid until
20 September 2032

Certificate number
1000-1594-0422-2225-3123

