



Property Description

Very well decorated, modern, three storey, four bedroom semi detached house on a rear south facing corner commanding position, built by the reputable Persimmon Homes and offering ideal transport links. The property has the benefit of uPVC double glazing, gas fired central heating zone controlled ground floor independent of first and second floor. hardwired for alarm system, water meter, secluded lawned rear garden, detached garage, driveway, must be viewed.



Cloarkoom/WC

Having low flush wc ., corner wash hand basin with tiled splash back, central heating radiator, tiled effect floor.

Dining Kitchen 4.76m x 2.77m (15' 7" x 9' 1")

Having one and a half bowled stainless steel sink unit, range of base and wall units comprising seven base units and three wall units, finished in Satin white with contrasting bevel edged work surfaces, wall mounted fan assisted gas fired condensing central heating boiler (Glow worm 35cxi condensing combination) skirting heater, walk in UPVC double glazed bay window with integral shutter style blinds, central heating radiator, plumbing for washing machine and dishwasher, split level gas hob and electric fan assisted oven, extractor hood, eight power points.

Lounge 5.04m x 2.84m (16' 6" x 9' 4")

Having twin central heating radiators, twin UPVC double glazed French doors, adjacent UPVC double glazed windows, power points, t.v aerial point, telephone point.

First Floor Landing

Having fitted linen cupboard, easy tread staircase via quarter landing to second floor, mains smoke alarm with battery back up, two power points.

Bedroom Two 4.21m x 2.79m (13' 10" x 9' 2")

Having UPVC double glazed window, central heating radiator, power points.

Bedroom Three 3.82m x 2.80m (12' 6" x 9' 2")

Having four power points, UPVC double glazed window, central heating radiator.

Bedroom Four 3.35m x 2.27m (11' x 7' 5")

Having central heating radiator, UPVC double glazed window, power points

Family Bathroom 2.08m x 1.70m (6' 10" x 5' 7")

Having full suite in white comprising panelled bath side, pedestal wash hand basin, low flush w.c , chrome ladder style central heating radiator, tiled effect floor, obscure UPVC double glazed window, ceramic wall tiling.

Master Bedrpom to Second Floor 7.11m x 4.92m (23' 4" x 16' 2") Max

Having UPVC double glazed velux roof light, central heating radiator, six power points.

En-Suite

Having fitted shower cubicle with chrome mixer shower, pedestal wash hand basin, low flush w.c , shaver point, ladder style central heating radiator, UPVC double glazed Velux roof light.

Outside

Having walled enclosed south facing two tiered lawned rear garden with paved patio, water tap, security light, gated side access. Driveway, front garden.

Garage 5.89m x 3.01m (19' 4" x 9' 11")

Having up and over door, light and power.

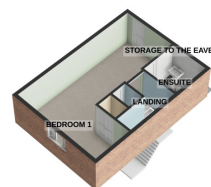
GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1 MAROON DRIVE BURBAGE LE10 2PF REF CGB13052018250000OIRO
TOTAL FLOOR AREA: 1414 sq.ft. (131.3 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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1, Maroon Drive
Burbage
HINCKLEY
LE10 2PF

Energy rating

B

Valid until

24 November 2025

Certificate number

8445-7839-4489-7095-6926

