



Property Description

Discover your dream home with this spacious three-bedroom detached property, ideally situated in a highly sought-after residential area. Featuring uPVC double glazing and gas central heating, this home offers the potential to create a fourth bedroom or an annexe to suit your needs. The welcoming entrance hall leads to a generous lounge, a fitted kitchen with a dining area, and a versatile study/office space. Additional conveniences include a utility room and a cloakroom/WC. The property boasts three well-proportioned bedrooms and a family bathroom, complemented by a single garage with an electric door and off-road parking. Enjoy a low-maintenance rear garden perfect for relaxation. With no upward chain, viewing is highly recommended to fully appreciate this exceptional opportunity.



Entrance Hall

having ceiling light point, coving to ceiling, dado rail, radiator, central heating thermostat, stairs to first floor with lighting under, French doors to...

Lounge 6.39m x 3.76m (21' x 12' 4")

having uPVC double glazed bow window to front aspect, four wall light points, two radiators, television aerial point, glazed window to dining area, electric fire with stone and marble surround.

Dining Area 2.64m x 2.57m (8' 8" x 8' 5")

having ceiling light point, coving to ceiling, radiator and French doors to rear garden.

Fitted Kitchen 2.93m x 2.64m (9' 7" x 8' 8") *Max*

having uPVC double glazed window to rear aspect, ceiling light point, coving to ceiling, range of matching wall and base units with work surfaces over, built in oven with gas hob and cooker hood, single bowl drainer sink unit with mixer taps.

Utility Room

having uPVC double glazed window to rear aspect, six ceiling spot lights, plumbing for automatic washing machine and space for dryer with work surface over, central heating boiler, and part glazed door to rear garden.

Cloakroom/WC

having uPVC double glazed window to rear aspect, ceiling light point, radiator, two piece suite comprising low level flush wc and wash hand basin.

Study/Office

having uPVC double glazed window to side aspect, skylight and spotlights to ceiling and radiator.

First Floor Landing

having uPVC double glazed window to side aspect, ceiling light point and coving to ceiling.

Bedroom One 5.62m x 3.57m (18' 5" x 11' 9")

having two uPVC double glazed windows to front aspect, two ceiling light points, two radiators, built in wardrobes.

Bedroom Two 2.72m x 2.72m (8' 11" x 8' 11")

having uPVC double glazed windows to side aspect, ceiling light point, radiator, recess for wardrobes.

Bedroom Three 2.69m x 2.58m (8' 10" x 8' 6") *plus door recess*

having uPVC double glazed windows to rear aspect, ceiling light point, radiator.

Bathroom 2.86m x 1.70m (9' 5" x 5' 7")

having uPVC double glazed windows to rear aspect, six ceiling spot lights, radiator, four piece suite comprising low level flush wc, wash hand basin, side panelled bath with mixer tap attachment and shower cubicle.

Outside

having large tar macadam drive allowing ample off road parking with block paved edging, lawn. Gated access to low maintenance paved garden with inset beds.

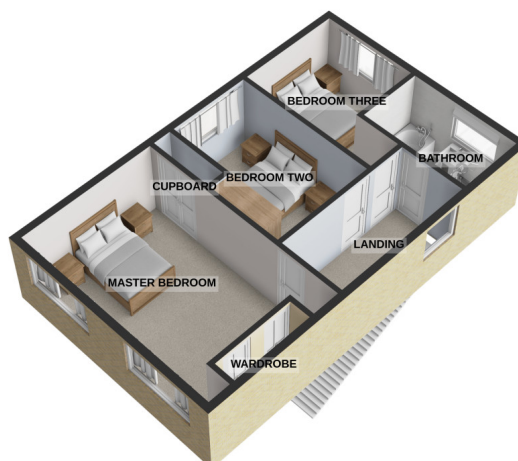
Garage 5.28m x 3.32m (17' 4" x 10' 11")

having electric up and over door, light and power.

GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 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.
Made with Metropix © 2025

67a Greenmoor Road
Burbage
HINCKLEY
LE10 2LS

Energy rating

D

Valid until

11 February 2035

Certificate number

7135-4722-8400-0212-6292

