



Experience the epitome of spacious luxury living with this heavily extended four/five bedroom detached property, offering the perfect blend of luxury and practicality. Featuring uPVC double glazing and gas central heating, this home boasts high-quality fittings throughout. The entrance hall leads to a generous lounge and a stunning refitted luxury kitchen with a breakfast room, enhanced by skylights and bi-fold doors that seamlessly connect to the outdoor space. With a second reception area that has the potential for a granny annexe, complete with Jack & Jill access to a wet room, this property is designed for versatile living. The master bedroom includes a luxury en-suite, while the guest bedroom offers the possibility of a dressing room. Enjoy low-maintenance living with a resin bound driveway and off-road parking, alongside an enclosed rear garden featuring a former garage for additional storage. Viewing is highly recommended to fully appreciate this exceptional home.







**Entrance Hall**

having ceiling spot lighting, two radiators, smart thermostat, staircase to first floor and doors radiate off

**Lounge** 4.83m x 3.72m (15' 10" x 12' 2")

having uPVC double glazed window to front aspect, ceiling spot lighting, coving to ceiling, radiator.

**Kitchen** 3.12m x 3.10m (10' 3" x 10' 2")

having ceiling spot lighting, radiator, range of matching wall, base and central island units with work surfaces over and underlighting, 1 1/4 bowl drainer sink with boiling water tap and waste disposal. Induction hob with down draft extractor, and Integrated oven with second integrated combination oven/ grill/ microwave.

**Breakfast Area** 2.98m x 1.65m (9' 9" x 5' 5")

having skylights to ceiling, three ceiling light points, radiator, bi-fold door to garden and access to Wetroom.

**Wetroom** 1.94m x 1.61m (6' 4" x 5' 3")

having uPVC double glazed window to rear, ceiling spot lighting, heated towel rail, soak away flooring, anti steam mirror, low level flush wc, wash hand basin and shower.

**Possible Annexe or Reception Rooms****Bedroom/Study** 3.63m x 2.31m (11' 11" x 7' 7")

having uPVC double glazed window to front aspect, ceiling light point, radiator and laminate wood flooring, folding doors to...

**Lounge/Reception** 5.20m x 2.13m (17' 1" x 7' )

having three ceiling light points, loft access, radiator, uPVC double glazed French doors to rear garden and access to Wet Room.

**First Floor Landing**

having ceiling spot lighting, heated airing cupboard, loft access via retractable ladder to fully boarded space with lighting , skylight lighting landing and stairwell, radiator. Doors radiate off, including a Jack and Jill access to small hallway providing access to bathroom.

**Bedroom One** 5.13m x 3.22m (16' 10" x 10' 7") Max

having uPVC double glazed window to rear aspect, ceiling spot lighting, radiator, door to...

**En-Suite** 2.29m x 1.68m (7' 6" x 5' 6")

having opaque uPVC double glazed window to rear aspect, ceiling spot lights, heated towel rail, anti steam mirror, three piece luxury suite comprising low level flush wc, wash hand basin with vanity unit, side panelled bath with shower over, rainfall shower head, screen, wall integrated television and no tap filling system.

**Bedroom Two**

having uPVC double glazed windows to front aspect and side aspect, two ceiling light points, two radiators, and Jack and Jill access to small hallway providing access to bathroom.

**Bedroom Three** 2.98m x 2.75m (9' 9" x 9' )

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

**Bedroom Four** 2.98m x 2.15m (9' 9" x 7' 1")

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

**Bathroom** 2.08m x 1.63m (6' 10" x 5' 4")

having uPVC double glazed window to rear aspect, ceiling light point, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

**Outside**

having resin bound driveway allowing off road parking to front, external water supply, gated access to enclosed rear garden. Flagstone paving to nearside, external water supply and lighting, access to former garage with electric roller shutter door, light and power. Timber shed and lawn with borders.





7 Saddlers Close  
Burbage  
HINCKLEY  
LE10 2RA

Energy rating

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Valid until

9 September 2035

Certificate number

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