



### Property Description

Discover the perfect blend of comfort and modern living in this beautifully updated three-bedroom semi-detached bungalow. Recent enhancements, including a new roof and a state-of-the-art gas central heating boiler, ensure peace of mind and energy efficiency. Enjoy the spacious entrance hall leading to a refitted kitchen, a cozy lounge, and a bright conservatory that invites natural light. The property features uPVC double glazing, a stylish shower room, and ample off-road parking with gated side access. With a single garage and well-maintained gardens both front and rear, this home is an ideal retreat for families or those seeking a tranquil lifestyle.







**Entrance Hall**

having ceiling light point, radiator and loft access.

**Refitted Kitchen 2023** 3.35m x 2.90m (11' x 9' 6")

having uPVC double glazed window to front, ceiling light point, radiator, range of matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, built in oven with electric hob and hood over. Part glazed door to side aspect.

**Lounge** 3.70m x 3.65m (12' 2" x 12' )

having ceiling light point, coving to ceiling, radiator, television aerial point, electric fire with wooden fireplace and marble hearth, patio doors to...

**Conservatory** 4.06m x 2.89m (13' 4" x 9' 6")

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

**Bedroom One** 3.66m x 3.04m (12' x 10' )

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

**Bedroom Two** 3.66m x 2.61m (12' x 8' 7")

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

**Bedroom Three** 2.61m x 1.83m (8' 7" x 6' )

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

**Fully Tiled Bathroom** 2.53m x 1.71m (8' 4" x 5' 7")

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

**Outside**

having off road parking to front with low maintenance garden area, double gated access to side leads to single garage with up & over door, light, power, window and side pedestrian door. External garden store, sectional garden with paved patio, tap and external light, low maintenance pebbled garden, further garden area with low maintenance artificial lawn and shale garden.

GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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16, The Meadway  
Burbage  
HINCKLEY  
LE10 2UB

Energy rating

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Valid until  
**20 June 2027**

Certificate number  
**8673-7426-5610-2226-8992**

