



### Property Description

Discover modern living in this stylish end town house, perfectly situated in a sought-after residential area with convenient access to local amenities and major road networks. This home features uPVC double glazing and efficient gas central heating, ensuring comfort year-round. Step inside to an inviting entrance hall leading to a cloakroom/WC, a fully fitted kitchen, and a spacious living area that opens through French doors to a private rear garden. With two generous double bedrooms and a well-appointed bathroom, this property is ideal for families or professionals. Enjoy the added benefit of off-road parking for two cars. Schedule a viewing today to experience this exceptional home for yourself.







**Entrance Hall**

having ceiling light point, radiator, tiled flooring, staircase to first floor.

**Cloakroom/WC** 1.69m x 0.92m (5' 7" x 3' )

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

**Fitted Kitchen** 3.00m x 1.86m (9' 10" x 6' 1")

having uPVC double glazed window, ceiling light point, radiator, tiled flooring, range of matching wall and base units with work surfaces, tiled flooring, 1 1/4 bowl drainer sink unit with mixer taps, integrated dishwasher and washing machine, built in oven with gas hob and extractor over.

**Living Room** 4.43m x 3.97m (14' 6" x 13' ) Max

having uPVC double glazed French doors to rear, ceiling light point, coving to ceiling, two radiators, television aerial point, built in storage under stairs with light.

**First Floor Landing**

having ceiling light point.

**Bedroom One** 3.96m x 2.71m (13' x 8' 11")

having uPVC double glazed window, ceiling light point, radiator.

**Bedroom Two** 3.97m x 2.57m (13' x 8' 5") Max

having uPVC double glazed window, ceiling light point, radiator and loft access.

**Bathroom** 2.05m x 1.86m (6' 9" x 6' 1")

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

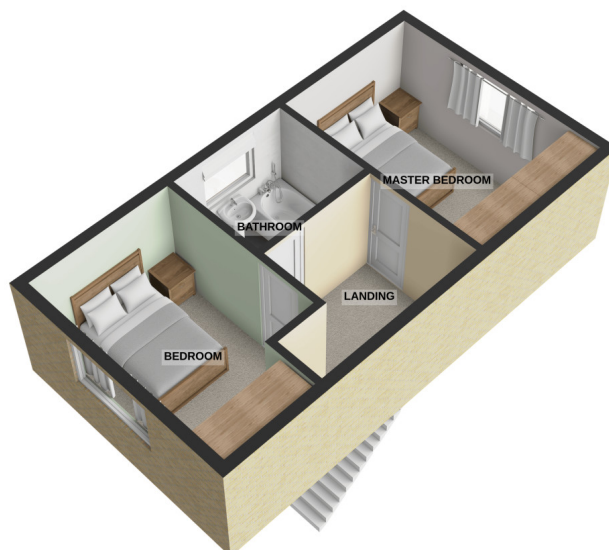
**Outside**

having off road parking for two cars, enclosed garden to rear with paved pathways, raised beds and timber decked patio and summer house,

GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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10 Indigo Drive  
Burbage  
HINCKLEY  
LE10 2QJ

Energy rating

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Valid until

14 November 2035

Certificate number

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