



### Property Description

Wright & Wright are pleased to offer for sale this splendid and lovingly refurbished two/three bedroom detached bungalow in a highly sought after Burbage location. This bungalow has been improved including new roof 2021, solar panels, security alarm, full central heating, new boiler and glazed doors throughout. Entrance hall, lounge, dining room/bedroom three, refitted kitchen with built in appliances and central island. Two double bedrooms, refitted shower room. Drive through garage and ample off road parking. Larger than average South facing garden to rear. Viewing strongly recommended.



**Entrance Hall**

having six lights, two radiators, waterproof vinyl flooring, alarm system and built in storage cupboards.

**Lounge** 5.41m x 3.92m (17' 9" x 12' 10")

Having uPVC double glazed window to the front aspect, eight ceiling spot lights, wall lights, two radiators, television point, marble fireplace and hearth with gas fire, three sockets with usb ports, plantation shutters to windows, French doors to...

**Dining room/Bedroom 3** 3.78m x 3.66m (12' 5" x 12' )

having four spot lights, wall lights, two single panelled radiators, fitted blinds, waterproof vinyl flooring, uPVC double glazed French doors to rear garden and French double doors to hallway,

**Kitchen** 5.22m x 3.60m (17' 2" x 11' 10")

having uPVC double glazed windows to both sides and two roller blinds, waterproof vinyl flooring, uPVC double glazed French doors to garden, two sockets with usb ports, nine spots lights and three ceiling lights, two radiator panels, island with storage cupboard and shelves, having matching base and wall units with work surfaces over, plumbing for automatic washing machine, intergated dishwasher, fridge freezer, electric cooker with extractor hood, one and half bowl sink unit with mixer taps, splashback, microwave and electric oven, large storage cupboard housing combi boiler.

**Bedroom One** 3.90m x 3.60m (12' 10" x 11' 10")

having uPVC double glazed window to front aspect, ceiling light point , plantation shutters, free standing wardrobes, two sockets with usb ports, panelled radiator

**Bedroom Two** 3.45m x 3.32m (11' 4" x 10' 11")

having uPVC double glazed window to the side aspect, ceiling light point, radiator, blind, free standing wardrobes and two sockets with usb ports.

**Bathroom** 2.10m x 2.08m (6' 11" x 6' 10")

having uPVC opaque double glazed window to the side aspect with roller blind, three spot lights, heated towel rail, electric shower and walkin shower cubicle, low level wash hand basin and wc, waterproof vinyl flooring.

**Garage** 3.78m x 2.28m (12' 5" x 7' 6")

having up & over door to front aspect, double opening doors to rear, light, power and Solar Panel controls with 5KW battery storage.

**Outside**

having pebbled drive to front allowing ample off road parking, flagstone paved path and artificial lawn with rased borders. Rear enclosed garden with security lightng, hexagonal paved private patio, further full width block paved patio which continues to the side to the back of the garage with external water supply present. Steps down to large lawned garden with well stocked borders and cherry tree. Power available to rear of garden via trunking and central feature lamp post and external lighting.

**Notes to Purchasers**

Solar Panels have been purchased and are included in the sale. The EPC is historic and insulation, new boiler and solar panels have been added since the EPC was carried out.

GROUND FLOOR  
1218 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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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6, Spinney Road  
Burbage  
HINCKLEY  
LE10 2NH

Energy rating

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Valid until  
**2 May 2028**

Certificate number  
**8388-7825-5120-6727-2906**

