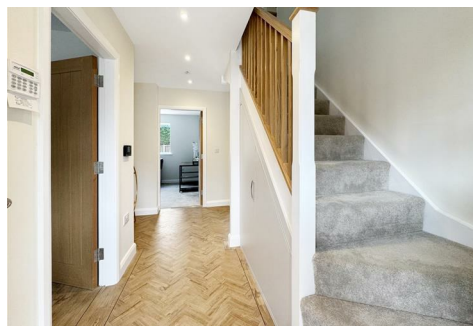




The Oaks The Outwoods, Hinckley, LE10 2UD

£474,950

HERE IS YOUR CHANCE TO PURCHASE AN EXECUTIVE AND BRAND NEW FAMILY Home in the ever popular Village of Burbage. The Oaks is a substantial and SUPERBLY FINISHED four bedroomed home with accommodation briefly comprising: Entrance hall with storage, Utility with space for washing machine and tumble dryer, Downstairs wc, LIVING KITCHEN with double oven, dishwasher, space for American style fridge freezer and Bi-Folding doors to the garden, Snug / study. First floor: THREE DOUBLE bedrooms, One with an ensuite and Dressing room and a Family bathroom with bath and separate shower. Second floor - A VERY GENEROUS double with ANOTHER Ensuite. Outside: Enclosed rear garden and Driveway parking.

Entrance Hallway

With a window to the front aspect, doors leading to all ground floor accommodation and underfloor heating which continues throughout the property.

Utility Room

With a window to the front aspect, the utility is fitted with a range of wall and base storage units with work surfaces over and with a sink built in. There's a door leading to the downstairs WC.

WC

Fitted with a low level WC, hand wash basin and additional storage cupboards.

Living Room

With a window to the rear aspect.

Living Kitchen Diner

With bifold doors opening to the rear garden. The kitchen is fitted with a quality range of wall and base units with worksurfaces over. There's a kitchen island with further storage. The kitchen has a fitted dishwasher, an induction hob with extractor over and an integrated oven and grill. There are additional windows to the front aspect.

Landing

With doors leading to all first floor accommodation and stairs rising to the second floor.

Bedroom

With a window to the front aspect and a door leading to the ensuite.

Ensuite

With a window to the rear aspect, fitted with a low level WC, hand wash basin, bath and walk in shower enclosure.

Bedroom

With a window to the rear aspect.

Bedroom

With a window to the rear aspect.

Bathroom

With a window to the front aspect, the bathroom is fitted with a low level wc, pedestal wash basin and bath with shower over and glass screen.

Landing

With a Velux window to the front aspect and a door leading to the master bedroom.

Bedroom

With numerous Velux windows to the front and rear aspect, door leading to the eaves space and a further door to the ensuite.

Ensuite

With a Velux window to the front aspect, the bathroom is fitted with a low level WC, hand wash basin and a walk in show cubicle with rainfall shower.

Outside

To the front of the property is driveway parking for two cars. The rear garden is laid largely to lawn with a patio area and slated area to the side. There's also a gate allowing access from the side.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

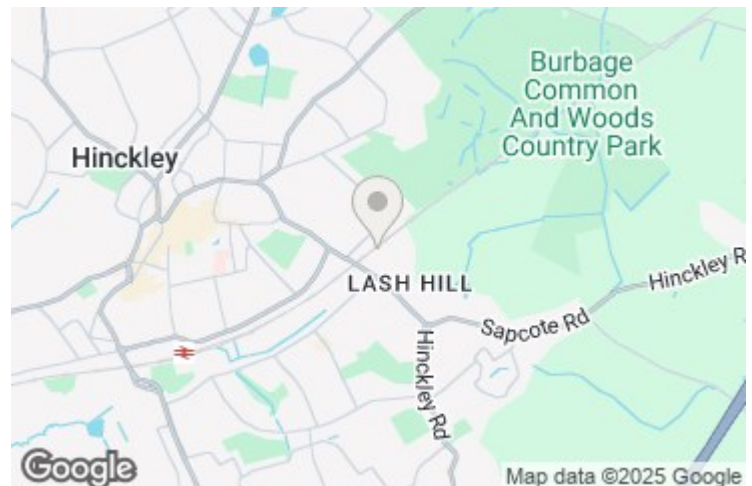
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

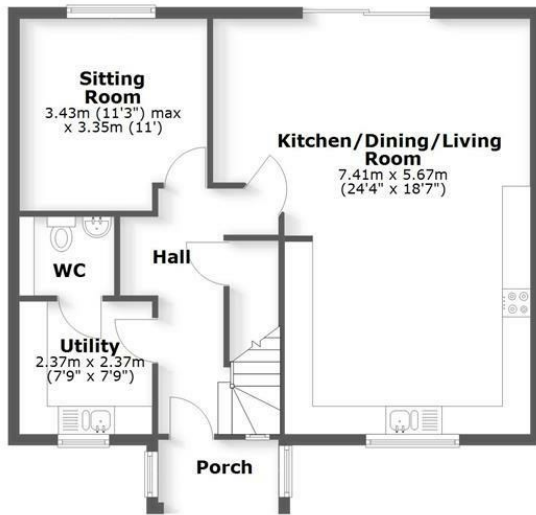
- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Opening Hours

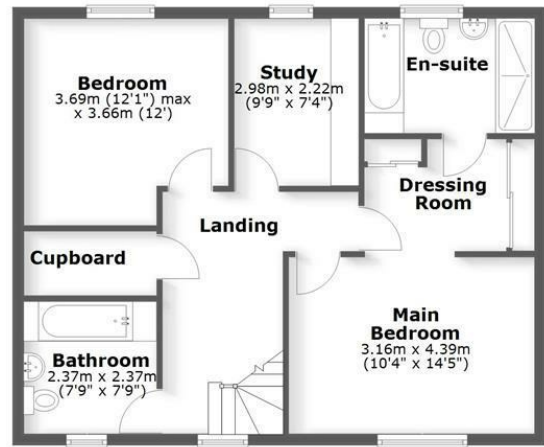
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



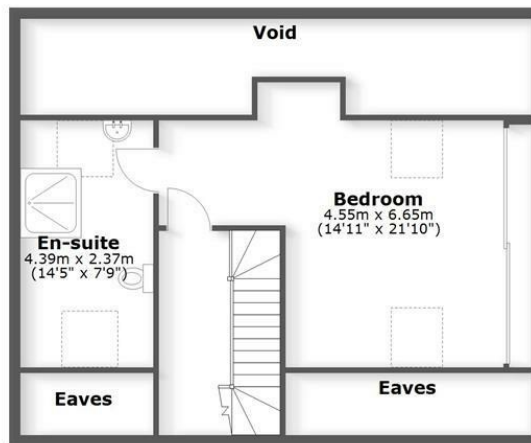
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	