



## 5 Briarmead

Burbage, Hinckley, LE10 2PB

£1,300 Per Month



A modern four bedroomed two bathroomed show house standard family detached house in quiet cut de sac position. The property has the benefit of UPVC double glazing, gas fired central heating, two car driveway, secluded south facing rear garden and side garden, close to all local amenities and accessible for commuting to all major motorway links such as the M69, M6, M1 and A5. VIEWING ESSENTIAL



**Recessed Porch 7'5" x 2'10" (2.28 x 0.87)**

Quarry tiled floor, outside light point.

**Reception Hall 12'11" m max x 4'11" m max (3.94 m max x 1.52 m max)**

Having ceramic tiled floor, radiator, UPVC obscure double glazed door, adjacent obscure UPVC double glazed window, smoke alarm, staircase to first floor.

**Spacious Lounge (front) 15'8" m (into bay) x 11'9" m max (4.78 m (into bay) x 3.60 m max)**

Having walk in UPVC double glazed bay window, twin double central heating radiators, fireplace with tiled hearth and wooden mantel shelf, coving.

**Dining Room (rear) 9'3" x 8'9" (2.84 x 2.69)**

Having double glazed sliding patio doors, laminate floor, double radiator, coving.

**Modern Kitchen (rear) 9'11" x 9'4" (3.04 x 2.86)**

Having one and a half bowl stainless steel sink unit, range of base and wall units comprising of six base units, six was units finished in soft cream with associated sold bevel edged work surfaces, ceramic wall tiling, laminate floor, split level gas hob and electric fan assisted oven, extractor hood (ducted), fitted integral fridge and freezer, ceramic wall tiling, archway leading to:

**Utility Room (rear) 6'8" x 4'8" (2.04 x 1.44)**

Having obscure UPVC double glazed door, ceramic wall tiling, laminate floor, radiator, one base unit and three wall units, solid work surfaces.

**Guest Cloakroom 4'9" x 2'8" (1.45 x 0.83)**

Having ceramic tiled floor, obscure double glazed window, low level flush wc, wash hand basin in vanity with base cupboard.

**First Floor**

**Landing 10'3" max x 6'7" max (3.14 max x 2.01 max)**

Having obscure double glazed window, airing cupboard, smoke alarm.

**Bedroom 1 (rear) 13'5" max x 11'10" max (4.11 max x 3.62 max)**

Having UPVC double glazed window, radiator, fitted wardrobes comprising of two double and one single wardrobe.

**En Suite Shower (rear) 6'6" max x 5'2" max (1.99 max x 1.58 max)**

Having fully tiled fitted shower cubicle with chrome mixer shower, wash hand basin, low level flush wc, ceramic tiled floor, shaver point, extractor, obscure UPVC double glazed window.

**Bedroom 2 (front) 13'4" max x 11'11" max (4.07 max x 3.64 max)**

Having UPVC double glazed window, radiator, roof void access hatch.

**Bedroom 3 (front) 9'8" x 7'3" (2.97 x 2.22)**

Having UPVC double glazed window, radiator.

**Bedroom 4 (front) 8'11" max x 8'11" max (2.73 max x 2.73 max)**

Having UPVC double glazed window, radiator.

**Luxury Bathroom (rear) 7'1" x 6'10" (2.18 x 2.1)**

Having full suite in White comprising of P shaped bath with chrome mixer shower, wash hand basin in vanity unit with two base doors in high gloss white, low level flush wc with concealed cistern, ceramic wall tiling, ceramic tiled floor, obscure UPVC double glazed window, chrome ladder style radiator.

**Outside - Southerly Facing Secluded Rear Garden**

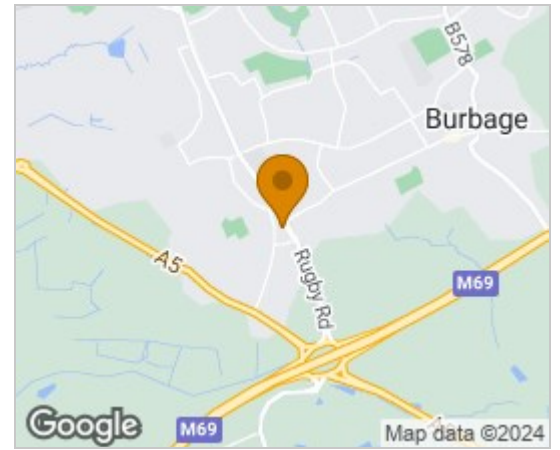
Having established lawn, side gated access with water tap, side garden with patio area and decking.

Front garden with double width driveway, lawn.

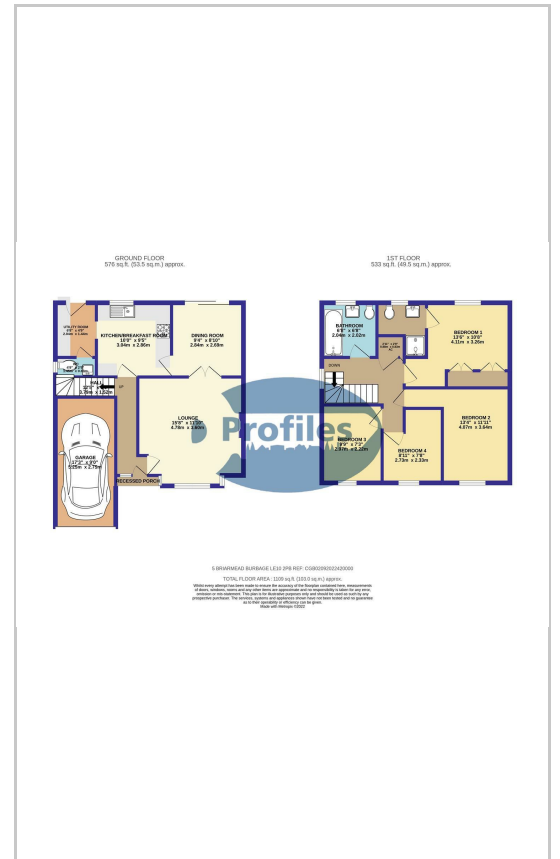
**Garage 17'2" x 9'0" (5.25 x 2.75)**

Having up and over door, light and power.

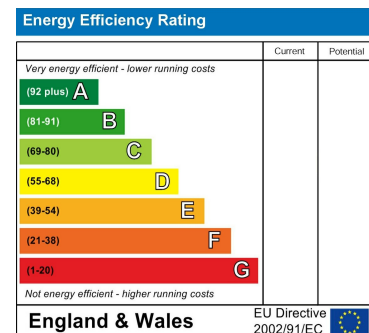
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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