



## 24 Hinckley Road

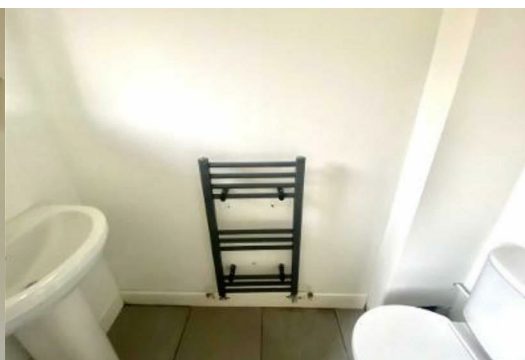
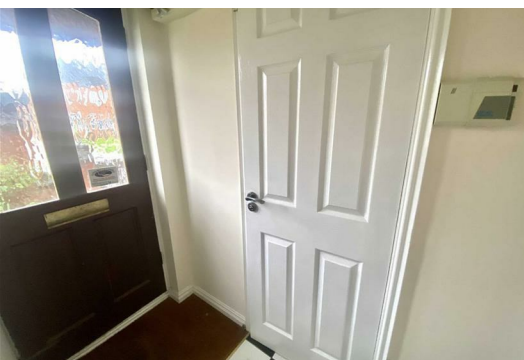
, Burbage, LE10 2FG

£1,150 Per Calendar Month



A modern, tastefully decorated 3 bedroomed end townhouse, ideally situated in the picturesque village of Burbage, within walking distance of the Horsepool and all local amenities. Additional benefits of gas central heating, PVCu double glazing, bathroom with shower, walled fore garden, lawned side garden, enclosed rear garden, detached garage and driveway.

Viewing essential.





Canopy Porch

With outside light point.

Reception Hall 6'4" x 3'3" (1.92 x 0.99)

With ceramic tiled flooring, radiator and obscure double glazed door.

WC (front) 6'5" x 3'3" (1.96 x 0.98)

With low flush WC, WHB, ceramic tiled flooring and ladder style radiator

Lounge 16'10" (max) x 15'2" (max) (5.14 (max) x 4.63 (max))

Staircase to first floor via quarter landing with spindle balustrade. Double central heating radiator and PVCu double glazed window.

Dining Room (rear) 8'10" x 8'0" (2.68 x 2.45)

Laminate flooring, double glazed patio doors (white anodised aluminium) radiator.

Kitchen (rear) 8'10" x 6'8" (2.68 x 2.03)

PVCu double glazed window, feature composite sink unit, range of base and wall unit (6 base and 6 wall) associated work surfaces, ceramic wall tiling and tiled floor. Wall mounted gas fired boiler.

Landing 10'6" x 6'2" (3.20 x 1.87)

PVCu double glazed window, roof void access, smoke alarm and airing cupboard.

Bedroom 1 (front) 13'4" x 8'10" (4.06 x 2.69)

PVCu double glazed window and radiator. Fitted full length wardrobes (2 double and 1 single) down lights to ceiling.

Bedroom 2 (rear) 12'3" x 8'6" (3.73 x 2.58)

Laminate flooring, radiator, PVCu double glazed window and down lights to ceiling.

Bedroom 3 (rear) 8'11" x 6'6" (2.73 x 1.99)

Radiator and PVCu double glazed window.

Bathroom (front) 6'5" x 6'0" (1.95 x 1.84)

Full suite in white- panel bath with electric shower WHB, WC, obscure double glazed window, ceramic tiled floor, chrome ladder style radiator and down lights to ceiling.

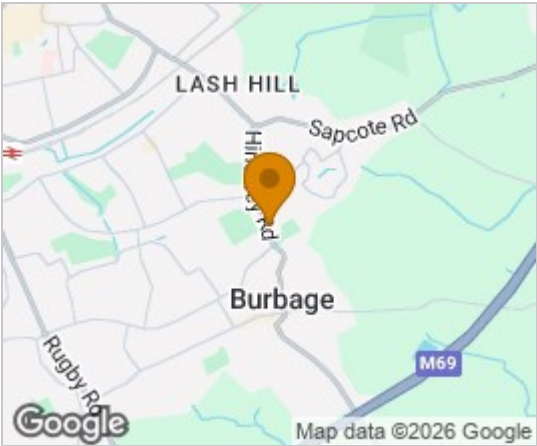
Outside

Enclosed rear garden with lawn and side gated access.  
Lawned side garden.  
Fore garden.

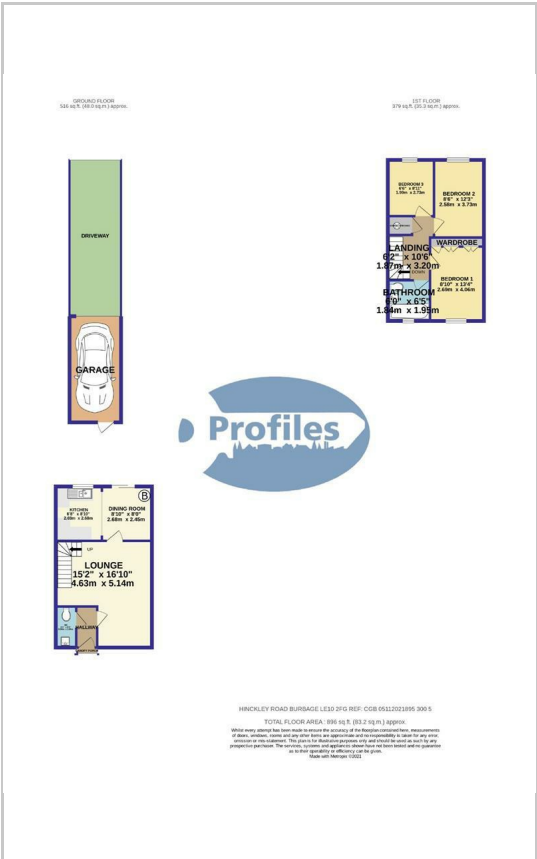
Garage

Up and over door, light, power and rear door.  
Driveway.

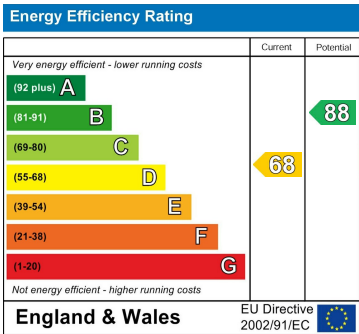
Area Map



Floor Plans



Energy Efficiency Graph



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