



Offers Over £380,000

3 Bedroom Detached House for sale
196 Brookside, Burbage



EweMove
SALES AND LETTINGS



Overview

Wow! This fabulous 1954 detached property with recent re-wire, replacement windows and new kitchen also has parquet flooring, 3 double bedrooms, garage and extensive South facing rear garden plus easy access to Burbage schools and Hinckley town centre.



Key Features

- 1954 Detached Character Property
- Period Features Including Parquet Flooring and Bay Windows
- Stunning Recently Installed Full Length Kitchen Diner
- 3 Generous Double Bedrooms
- Extensive 100 Foot (30m) South Facing Rear Garden
- Detached Garage and Block Paved Parking for 5-6 Vehicles
- Close to Excellent Local Schools, Parks & Amenities
- Close to Excellent Local Transport Links
- Call NOW 24/7 or Book Instantly Online to View
- ASK TO SEE THE VIDEO TOUR!









After parking in the garage or on the extensive, recently installed 5-6 car block paved driveway, you enter the property via a side door into a beautiful period entrance hall with parquet flooring, a study area overlooking the rear garden and even a lovely reading nook under the stairs that lead to the first floor. There is also a downstairs WC utility room with a sink and plumbing for a washing machine. The parquet flooring continues through to the lounge where there are bay windows to the front aspect and an electric fire in the chimney breast. To the rear you will find a stunning full length kitchen diner, recently installed with an extensive range of wall and base units, including a large full height larder cupboard, and wooden worktops. There is an integral dishwasher, ceramic sink, electric oven and hob with extractor plus space for a large fridge freezer. There is ample space for an extensive dining table and French doors open onto the rear garden, offering wonderful views.

To the first floor there are 3 excellent double bedrooms, bedroom 1 to the front is a very generous double bedroom with bay windows. A second, spacious double bedroom is also at the front of the property and a third, similarly sized double bedroom with built in storage is to the rear. Also on this floor is the family bathroom, modern but traditionally styled having an L-shaped bath with rainfall and handset shower over and a glazed shower screen.



Outside, there is a single garage with up and over door and an amazing 100 foot (30m) relatively private South facing rear garden with a patio area, extensive lawn, shed and a play area, this really is a great garden for children or entertaining.

Ideally situated between Burbage village centre and Hinckley town centre, which offer a regular market and farmers markets, a vast array of shops and restaurants and the exciting £80 million cinema and retail complex, The Crescent. The current regeneration of Hinckley Town Centre also includes a new Leisure Centre opened in Spring 2016. Hinckley railway station with its links to Leicester, Birmingham and beyond is just a short 20-minute walk away. There are a number of green open spaces in Burbage & Hinckley; Hinckley Road recreation ground and Queens Park are both around a 12-15 minute walk and less than 2 miles away you will find Burbage Common and Woods - 200 acres of semi-natural woodland and unspoilt grassland. Hinckley also boasts an excellent Golf Club and Marina on the Ashby Canal with ducks a plenty!

This property is perfectly located for highly regarded primary and secondary schools; the affiliated Burbage Infants & Junior schools are less than a mile away, Sketchley Hill school is just over a mile whilst Hastings High School is just a short walk away.

Entrance Hall

11' 11" x 6' 3" (3.64m x 1.93m)

Beautiful herringbone parquet flooring greets visitors to your door and includes a fabulous little reading nook under the stairs. With access to the lounge, kitchen diner, downstairs WC & utility, a useful study area and stairs to the first floor.

Study Area

5' 8" x 5' 6" (1.74m x 1.70m)

An excellent use of space has created this great home office or homework space looking out onto the rear garden. Wooden parquet flooring. uPVC double glazed windows to the rear aspect.

Utility Room

5' 8" x 4' 11" (1.73m x 1.51m)

A useful ground floor toilet with a laundry area including sink, work top, storage and plumbing for a washing machine. uPVC double glazed frosted window to the rear aspect.

Lounge

13' 10" x 11' 11" (4.24m x 3.64m)

The wonderful wooden parquet flooring leads us through to the lounge at the front with uPVC double glazed bay windows to the front aspect and an electric fire.

Kitchen Diner

18' 0" x 11' 11" (5.50m x 3.65m)

An impressive range of period blue wall and base units, including large larder style units, with wooden work tops, ceramic sink and tiled splash backs. Integrated dishwasher and electric oven and hob with stainless steel extractor hood. Space for American fridge freezer. uPVC double glazed windows to both front and side aspects plus French doors onto the rear garden. Ceramic tiled flooring with electric under floor heating.

Bedroom 1

13' 10" x 11' 11" (4.24m x 3.64m)

Large double bedroom with uPVC double glazed bay windows to the front aspect.

Bedroom 2

11' 11" x 11' 8" (3.65m x 3.56m)

Another generous double bedroom with uPVC double glazed windows to the front aspect.

Bedroom 3

11' 11" x 8' 5" (3.65m x 2.59m)

A third generous double bedroom with built in wardrobe and uPVC double glazed windows to the rear aspect.

Bathroom

8' 9" x 6' 0" (2.69m x 1.85m)

Modern bathroom with L-shaped bath including a mains fed rainfall and handset shower over with glazed screen. Hand basin, low level WC, chrome heated towel rail and mirrored cabinet. uPVC double glazed frosted windows to the rear aspect.

Rear Garden

98' 5" x 37' 8" (30.00m x 11.50m)

A relatively private, 100 foot (30m) South facing rear garden with large lawned area, lower paved patio, play area, shed and side access on both sides.

Garage

16' 4" x 8' 2" (5.00m x 2.50m)

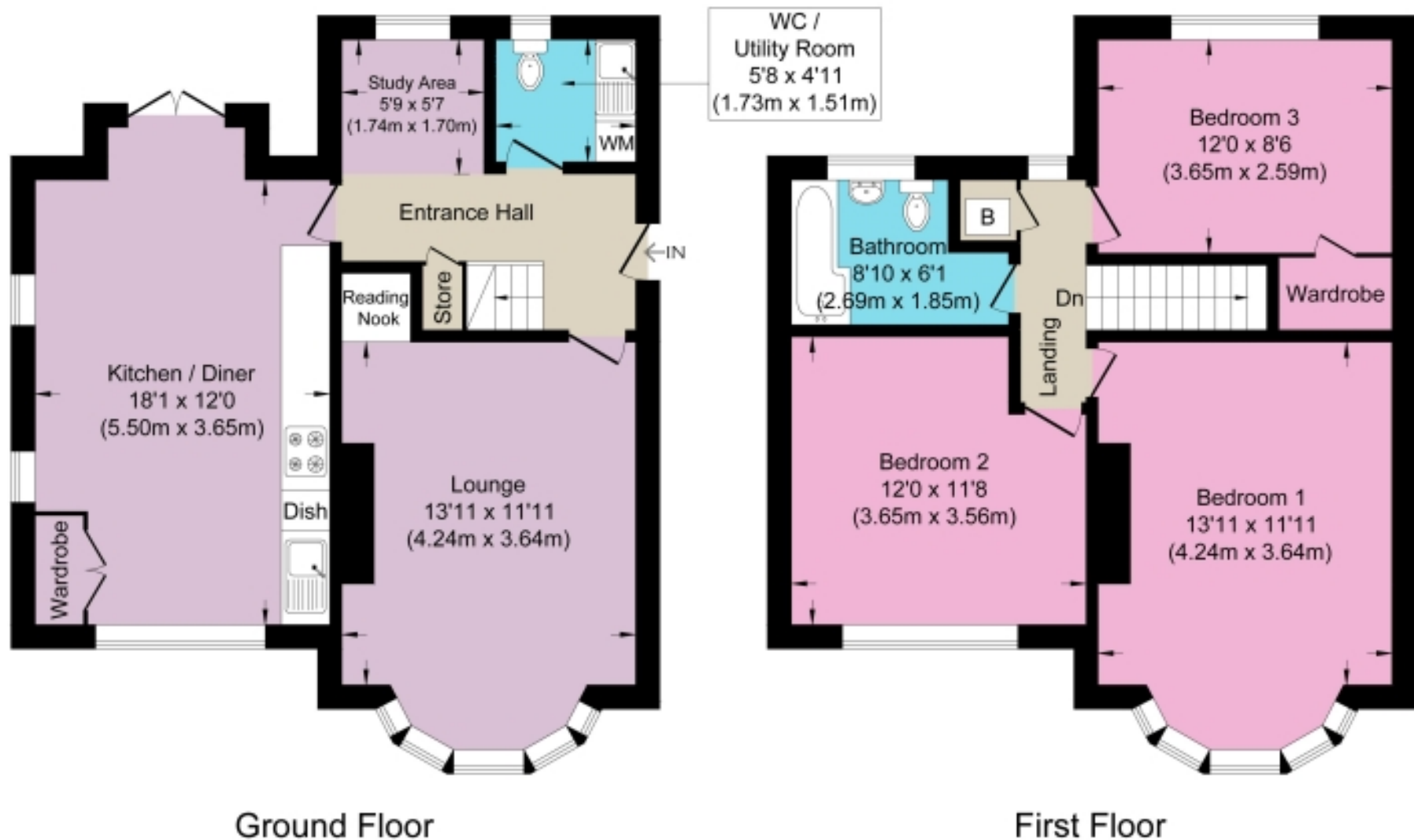
Detached single garage (without power). Up and over door.

Driveway

37' 8" x 22' 3" (11.50m x 6.80m)

A recently installed impressive block paved driveway providing parking for 5-6 vehicles and access to the garage at the rear.

Floorplans

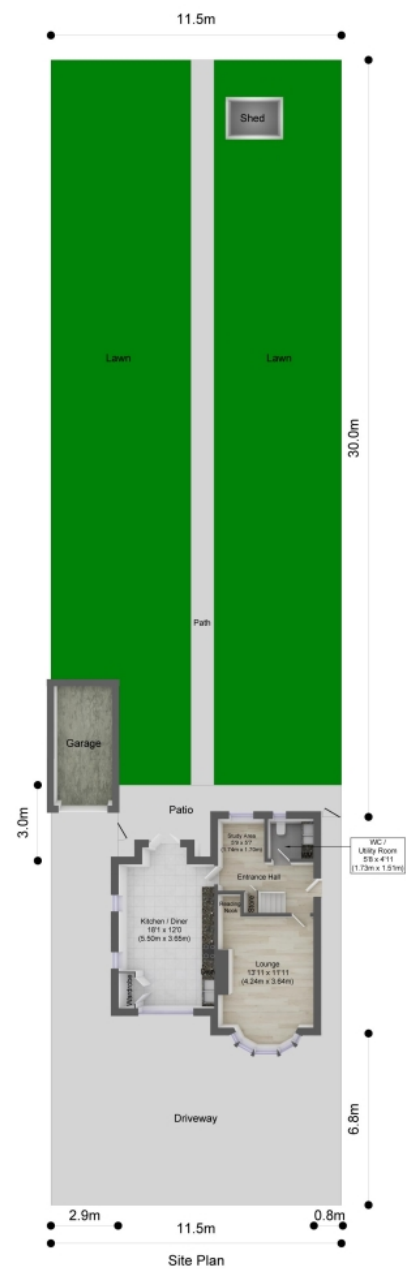


196 Brookside

Approximate Gross Internal Area = 104.02 sq m / 1119.66 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplans



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Floorplans



Ground Floor

WC /
Utility Room
5'8 x 4'11
(1.73m x 1.51m)

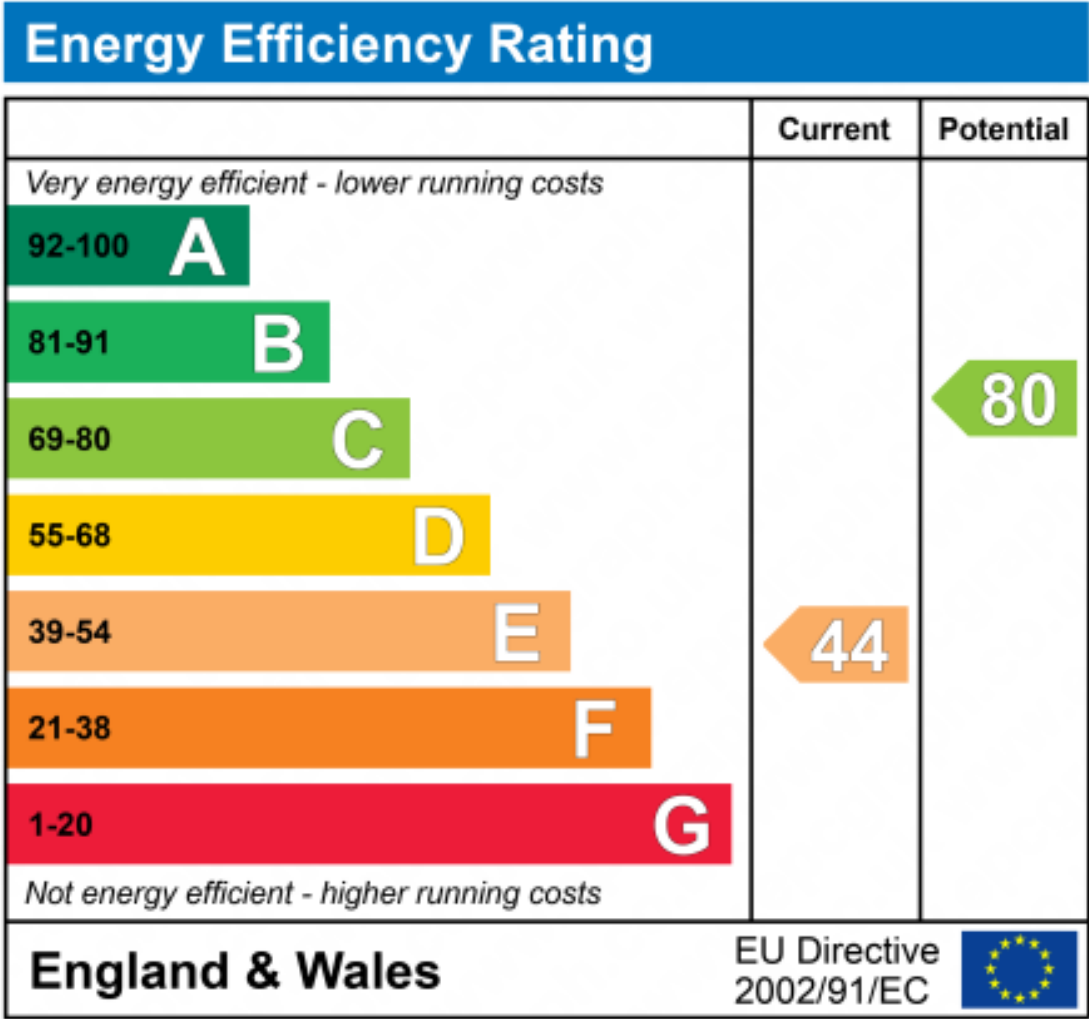


First Floor

196 Brookside

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Marketed by EweMove Hinckley

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