6 Woodfield Road, Burbage, LE10 2NJ
Offers Over £290,000

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RH
HOMES & PROPERTY

*** NO CHAIN DETACHED BUNGALOW IN BURBAGE VILLAGE *** . This is a fantastic opportunity to purchase this well presented detached bungalow on the periphery of the ever sought after village of Burbage in this attractive setting classed as Sketchley Old Village. Viewing is essential. Comprising an Entrance Porch & Reception Hallway, Lounge, Breakfast Kitchen, Conservatory, Two Bedrooms, and Shower Room. There are well stocked gardens. A driveway offering ample off road parking, and attractive flower borders. *** NO CHAIN - FANTASTIC SIZE! ***

Council Tax Band C

Entrance Porch
With a part glazed UPVC door to the side elevation then with a further UPVC door leading into the Entrance Hallway. There are two UPVC double glazed windows to the side and front.

Reception Hall
With access off to all main rooms. radiator, and oak style laminate flooring.

Lounge
20'4 x 12'0 (6.20m x 3.66m)
Two UPVC double glazed bow windows looking out to the front elevation, two radiators, and a focal point wall mounted electric fire.

Breakfast Kitchen
11'5 x 10'5 (3.48m x 3.18m)
Fitted with a good range of wall and base level units and drawers with working surfaces over, with an inset sink and drainer, built in electric oven and four ring gas hob with a hood over, wall mounted Worcester central heating boiler, radiator, and a UPVC door and UPVC double glazed window to the rear through to the Conservatory.

Conservatory
11'1 x 7'4 (3.38m x 2.24m)
With a brick base and UPVC double glazed upper units, and twin UPVC french doors leading out into the rear gardens.

Master Bedroom
17'1 x 11'6 overall (5.21m x 3.51m overall)
UPVC double glazed window to the rear elevation overlooking the garden, radiator, and two built in wardrobes/store cupboards.

Bedroom Two
9'5 x 8'1 (2.87m x 2.46m)
UPVC double glazed window to the side elevation, and radiator,

Shower Room
7'11 x 5'10 (2.41m x 1.78m)
Having a three piece white suite comprising a low level w.c., wash hand basin, and a shower in a corner shower cubicle, with a contrasting array of ceramic tiled walls and flooring, and a UPVC double glazed window to the side elevation.

Outside
The bungalow is slightly set back from the road with a good sized and double width driveway offering ample off road parking for numerous vehicles. This is flanked with flower borders, and a pathway to the front door.

The rear garden has a patio area adjacent to the bungalow and conservatory, which steps down onto the lawns. The garden is well stocked with mature flowers, shrubs and small trees, and has a store shed set in the rear corner.
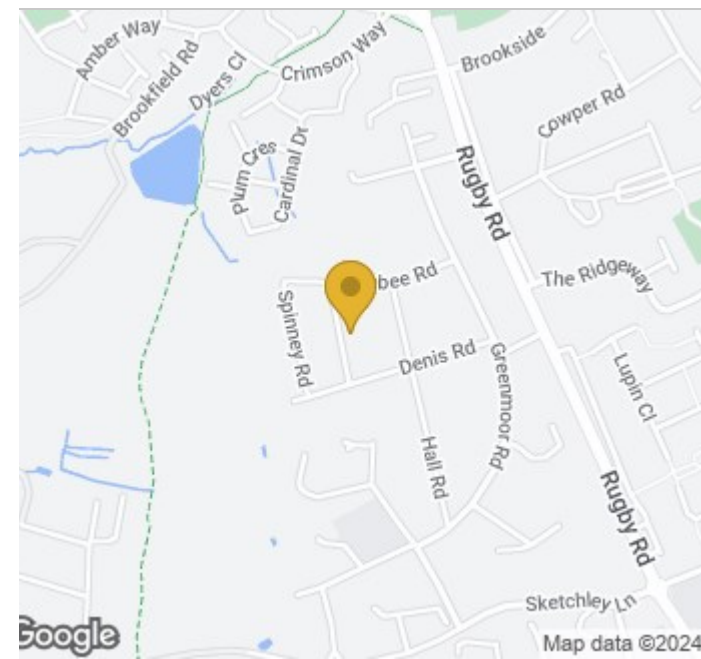
Lettings and Management
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RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.

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All measurements are approximate and for display purposes only

Conservatory

Kitchen / Breakfast Room

Master Bedroom

Bedroom

Shower Room

Hallway

Porch

Lounge

Proceed out of Hinckley along the Rugby Road towards the M69/A5. Proceed up the small hill on Rugby Road, and then turn right onto Hillside Road, then a left turn onto Greenmoor Road, then right onto Appletree Road, and left again onto Woodfield Road where the bungalow is on the right hand side easily identified by the RH Homes And Property for sale board. For SATNAV users the postcode is LE10 2NJ.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Viewing

Please contact our RH Homes and Property Office on 01455 633244
if you wish to arrange a viewing appointment for this property or require further information.

108 Castle Street, Hinckley, Leicestershire, LE10 1DD

Tel: 01455 633244 Email: rharris@rhhomesandproperty.com

www.altosoftware.co.uk

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