



16 Crown Hill Road, Burbage, LE10 2LD
Offers Invited £425,000



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This is a well presented four bedroom detached house, situated in the ever sought after village of Burbage on this highly popular development. The house offers an Entrance Hall, Lounge, Breakfast Kitchen/ Family Room, Utility Room, Downstairs w.c., Landing, Four Bedrooms, Ensuite, Family Bathroom. Double width driveway & Garage, front & rear gardens. Double glazing & gas central heating.

Council Tax Band E

Entrance Hall

13'9 x 5'11 (4.19m x 1.80m)

With a door and side panels to the front aspect and a further double glazed window to the side, radiator, and useful understair store cupboard.

Lounge

14'6 x 11'8 (4.42m x 3.56m)

Two double glazed windows to the front aspect, contemporary full height radiator, and TV aerial point.

Breakfast Kitchen / Family Room

21'7 x 12'6 overall (6.58m x 3.81m overall)

Refitted with an excellent range of gloss fronted wall and base level units and drawers with work surfacing over, inset sink and drainer unit, and built in electric oven and four ring gas hob with a hood over. There is an attractive central fitted breakfast bar, ceiling spotlights, contemporary radiator, and and UPVC double glazed window and twin UPVC french doors to the rear elevation.

Utility Room

8'10 x 5'1 (2.69m x 1.55m)

With a door to the rear elevation, wall level unit and working surfaces with space for a dishwasher, washing machine and tumble dryer. Radiator.

Downstairs WC

5'1 x 3'2 (1.55m x 0.97m)

Having a two piece white suite, with a low level w.c., and a wash hand basin, radiator and double glazed window to the side aspect.

Landing

9'10 x 3'8 (3.00m x 1.12m)

With access off to:

Master Bedroom

14'7 x 10'4 plus 3'7 x 2'6 (4.45m x 3.15m plus 1.09m x 0.76m)

Two double glazed windows to the front elevation, TV aerial point, and radiator.

Ensuite

8'8 x 4'7 (2.64m x 1.40m)

Having a three piece suite comprising low level W.C., wash hand basin, and a shower in a shower cubicle, with shaver socket, extractor fan, radiator, and double glazed window to the front elevation.

Bedroom Two

13'0 x 9'0 plus recess (3.96m x 2.74m plus recess)

double glazed window to the rear elevation, and radiator.





Bedroom Three

12'1 x 8'9 overall (3.68m x 2.67m overall)
double glazed window to the rear elevation, and radiator.

Bedroom Four

9'0 x 8'10 (2.74m x 2.69m)
double glazed window to the rear elevation, and radiator.

Bathroom

8'8 x 6'10 (2.64m x 2.08m)
Again having a three piece white suite comprising low level w.c., wash hand basin and a bath with shower and screening over. With tiling to the walls and flooring, shaver socket, extractor fan, airing cupboard, chrome style heated towel rail, and double glazed window to the side aspect.



Garage

With up and over door, power and lighting.

Outside

There is a double width block paved driveway to the frontage offering ample off road parking and leading up to the :
SINGLE GARAGE.

The front garden is lawned with a small tree and array of shrubs. There is a gated side access leading through to the good sized rear gardens. With a decking area adjacent to the rear of the house leading onto the lawns, which have shrubbery surrounds, and is enclosed by timber fencing.



Lettings and Management

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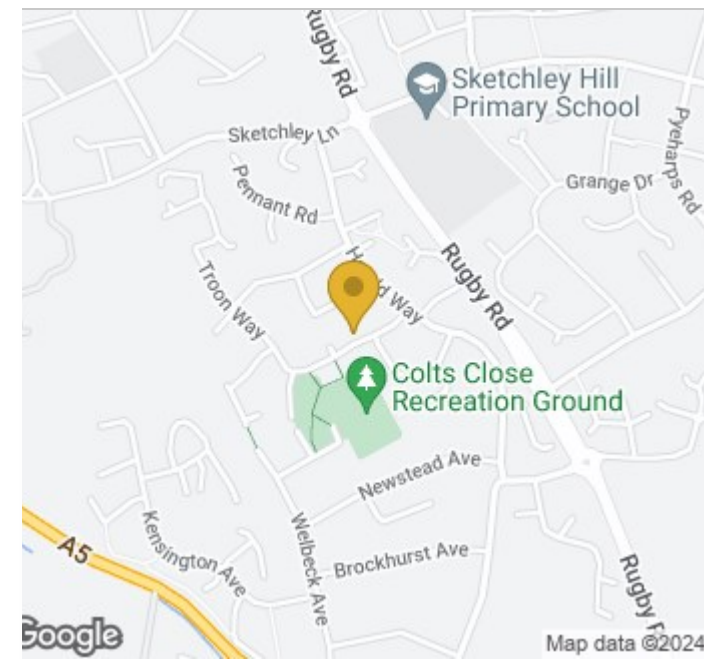




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Total Area: 128.7 m² ... 1385 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the Rugby Road towards Burbage, at the mini traffic roundabout turn right onto Sketchley Lane, and then take an immediate left onto Herald Way, then turn right onto Crown Hill Road where the property is situated on the right hand side. For SATNAV users the postcode is LE10 2LD.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-91) B		
(69-80) C	70	
(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	

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