



3 Brookside, Burbage, LE10 2TG

£295,000



4



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2



C



RH Homes and Property are pleased to bring to market an attractive modern bay fronted four bedroom semi-detached family home situated a good sized plot with open field aspect at the rear. The property is situated in a convenient and sought after location for access to both the Burbage village and Hinckley town centres, motorway access, and the local schools, shops and amenities. The home itself is very well presented and offers good family space, briefly comprising: Entrance Hall, Lounge, Dining Room, Conservatory, Family Room/Bedroom Four, Kitchen, Landing, Three double bedrooms (Master with Ensuite), and Shower Room. The property also benefits from UPVC double glazing throughout, gas fired central heating and a triple width driveway to front for ample parking for multiple vehicles. Viewing highly recommended.

Council Tax - C

Entrance Hallway

5'11 x 15'8 (1.80m x 4.78m)

With UPVC double glazed windows and door to the front aspect, radiator and useful understairs storage space.

Lounge

10'1 x 12'8 (14'10 into bay) (3.07m x 3.86m (4.52m into bay))

Having a TV point, radiator and UPVC double glazed bay window to the front elevation.

Kitchen

14'7 x 9'8 (4.45m x 2.95m)

Offering a good range of wall and base units with working surfaces over and tiled splashbacks, an inset one and a half ceramic sink and drainer, five ring gas hob with hood over, eye level oven, plumbing for washing machine and dishwasher, wine rack, ceramic tiled flooring, radiator and UPVC double glazed window and door to the rear garden area.

Dining Room

10'1 x 9'8 (3.07m x 2.95m)

With radiator and UPVC double glazed sliding doors to the rear elevation.

Conservatory

9'11 x 8'11 (3.02m x 2.72m)

Being a full UPVC double glazed surround and having a radiator and UPVC double glazed French doors opening onto the rear patio.

Family Room/Bedroom Four

8'2 x 15'8 (2.49m x 4.78m)

Having laminate wood flooring, radiator and UPVC double glazed window to the front aspect.

Landing

5'11x 15'8 (1.80mx 4.78m)

with loft access and UPVC double glazed window to the front elevation.





Master Bedroom

8'5 x 15'8 (2.57m x 4.78m)

With radiator and UPVC double glazed window to the front aspect.

Ensuite

8'5 x 6'9 (2.57m x 2.06m)

Hosting a four piece white suite comprising of: bath with off tap shower head, wash hand basin, low flush WC and electric shower in a cubicle, radiator, extractor fan, part tiled surround and UPVC double glazed window to the rear elevation.

Bedroom Two

10'3 x 12'8 (3.12m x 3.86m)

With built in wardrobes and over head case cupboards, radiator and UPVC double glazed window to the front aspect.



Bedroom Three

10'3 x 9'9 (3.12m x 2.97m)

With radiator and UPVC double glazed window to the rear elevation.

Shower Room

5'11 x 6'9 (1.80m x 2.06m)

Having a three piece white suite comprising: electric shower in a cubicle, wash hand basin and low flush WC, part tile surround, extractor fan, radiator and UPVC double glazed window to the rear aspect.

Outside

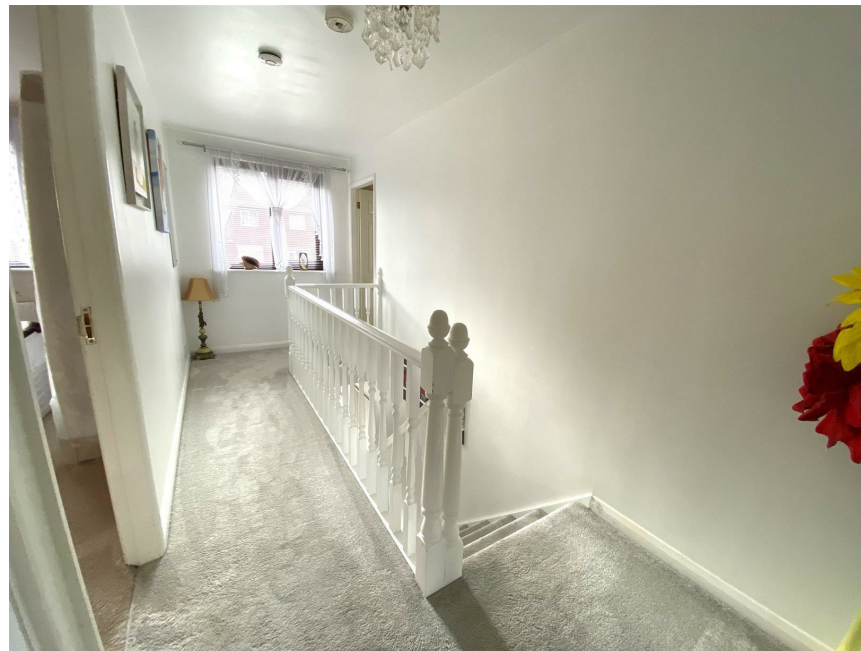
To the front is a triple width tarmacadam driveway and slabbed side path leading to a gated rear access to:

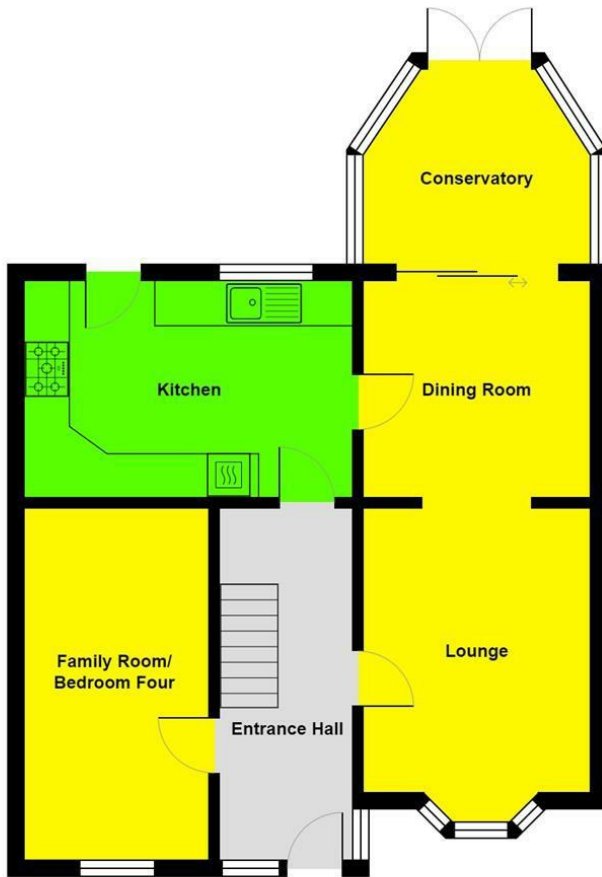
A slabbed and block paved patio area with steps down to a mainly lawned garden area with tree and shrub borders, and an aluminium garden store.

Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

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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Total Area: 120.4 m² ... 1296 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the Rugby Road towards Burbage and the M69/A5. Take the left at the traffic lights before the hill onto Brookside where the property is located on the left hand side. For SATNAV users the postcode is LE10 2TG.

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			
(92 plus) A			87
(81-91) B		78	
(69-80) C			
(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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