



11 Cambourne Road, Burbage, LE10 2BG
Offers Over £695,000



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A wonderful and spacious detached home with spectacular rear views across fields, located in the ever sought after village of Burbage, close to all the major road networks/motorways.

Having been extensively refurbished by its current owners the layout has been planned for modern family living. There is a Reception Hall, Striking open-plan Kitchen flowing through to a vaulted ceiling Family Room, there is also a Sitting Room and a formal Lounge. Utility Room & Downstairs WC. There are Five Double Bedrooms, Master with Ensuite, and a four piece Family Bathroom.

It has attractive landscaped gardens, with both an Office Suite, and outdoor kitchen and bar entertainment area. There is a Double Garage housing a refitted boiler, and ample parking to the frontage.

A major asset these days is the 22 Solar panels on the South facing rear elevation offering approximately a whopping 8.06kWh.

Reception Hallway

With a composite and part glazed door and side panel windows leading into the Reception Hall of the house. With a staircase off to the first floor and useful understairs storage space, wood block style tiled flooring, full height radiator, and access off to all the main Living Rooms.

Downstairs w.c.

6'7" x 6'5" overall (2.01 x 1.96 overall)

Having a refitted two piece suite comprising a low level w.c., and a raised wash hand basin set in a stylish and contrasting mosaic tiled surround over a vanity unit. There is also a two door storage cupboard, and a radiator.

Lounge

24'1" x 12'0" (7.34 x 3.66)

UPVC double glazed bow window to the front elevation, and twin french doors to the rear aspect leading into the Family Room. There is a focal point multi fuel burning stove set in a recessed fireplace, with tiled hearth, and impressive wooden mantle, there are two full height and contemporary radiators, wooden flooring, and TV aerial point.

Sitting Room

13'9" x 11'2" (4.19 x 3.40)

With french doors leading into the Hallway, wooden flooring, and radiator.

Family Room

23'8" x 13'0" overall (7.21 x 3.96 overall)

The Family Room is a real feature and focal point of the living space alongside the kitchen. Running across the whole of the rear of the property and looking out into the landscaped gardens and fields beyond, there is an array UPVC double glazed windows and a set of French doors to the rear aspect, there are also two skylight windows set into the vaulted ceiling space and displaying the exposed wooden beams. There are two radiators, ceramic tiled flooring, and with access through to all of the Lounge, Sitting Room & the Kitchen & Breakfast Room.

Kitchen & Breakfast Room

21'8" x 15'0" overall (6.60 x 4.57 overall)

Having been superbly refitted with an extensive range of appliances and wall and base level units and drawers set all sides of the focal point central island and breakfast bar. All the units are topped with Silestone contrasting veined granite surfaces and matching splashbacks. There is an impressive range of appliances including two intelligent and conventional ovens, a microwave and two warming drawers. A Bora hob with integrated cooktop extraction fan. Two dishwashers one of which is for glass-wear. Two fridge freezers and a glass fronted wine cooler. There is a double stainless steel sink and Quooker tap providing boiling, still and sparkling water.

Utility Room

8'9" x 7'1" (2.67 x 2.16)

Fitted with wall and base level units with work surfacing, and an inset stainless steel sink and drainer. There is plumbing for a washing machine and space for a tumble dryer. With a UPVC part glazed stable door to the side aspect, and a pedestrian door leading into the Garage.

Landing

14'6" x 11'5" (4.42 x 3.48)

Having a galleried landing, UPVC double glazed window to the front aspect, and two door cupboard.

Master Bedroom

13'0" to face of wardrobe x 12'0" (3.96 to face of wardrobe x 3.66)

UPVC double glazed window to the rear elevation overlooking the gardens and surrounding fields, with a range of fitted wardrobes set along one wall. Radiator.

Ensuite

9'3" x 5'4" (2.82 x 1.63)

Having a three piece white suite comprising a low level w.c., a bowl style wash hand basin set in a vanity unit, and a rainfall shower in a double sized walk in shower cubicle. With tiling and splashbacks, extractor fan, shaver socket and a heated towel rail. UPVC double glazed window to the side elevation.

Bedroom Two

14'4" x 13'8" (4.37 x 4.17)

UPVC double glazed window to the front elevation, fitted wardrobes set along one wall, laminated wooden flooring, and radiator.





Bedroom Three

13'0" x 12'0" (3.96 x 3.66)

UPVC double glazed window to the rear elevation, laminated wooden flooring, and radiator.

Bedroom Four

12'0" x 10'6" (3.66 x 3.20)

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

Bedroom Five

12'0" x 11'1" overall (3.66 x 3.38 overall)

UPVC double glazed window to the rear elevation, wooden laminate flooring, and radiator.

Family Bathroom

11'4" x 5'8" (3.45 x 1.73)

Having a four piece white suite comprising a low level w.c., wash hand basin, a shower in a corner shower cubicle, and a whirlpool jacuzzi style bath. There is a heated towel rail, an extractor fan, tiled flooring, and a UPVC double glazed window to the side aspect

Log Cabin / Home Office

The current owners have had an attractive Swedish style Log Cabin built in the garden, backing onto the field at the rear of the house and with a double glazed window added to offer views across the fields. This could be used as preferred as an Office or for an Entertainment Sun Lounge. It also has two double glazed windows with blinds and french doors into the main garden. It has power and lighting, an extractor fan, and both a wall heater and infrared overhead heater.



Outside

The house is nicely set back from the road with a block paved driveway offering ample off road parking. There are gravelled border surrounds and shrubby gardens.

The driveway leads up to the:

DOUBLE GARAGE. With electric remote controlled roller shutter door, power and lighting, it houses the central heating boiler with pressurised water system, and has a personal door into the Utility Room.

There is a gated access leading through to the landscaped rear gardens and views over the adjacent fields running directly at the rear around the periphery of Burbage. There is a paved patio area adjacent to the rear of the house with a low level wooden railway sleeper edging set around the main lawn, and there are numerous shrubs and young trees.

The wow factors of the gardens are an outside Kitchen and Pizza Oven alongside a Timber Bar Area with a timber table and further patio'd and gravelled seating area's. Once more located to maximize the outlook at the rear.

Then in the other corner of the plot is the aforementioned Log Cabin / Home Office.

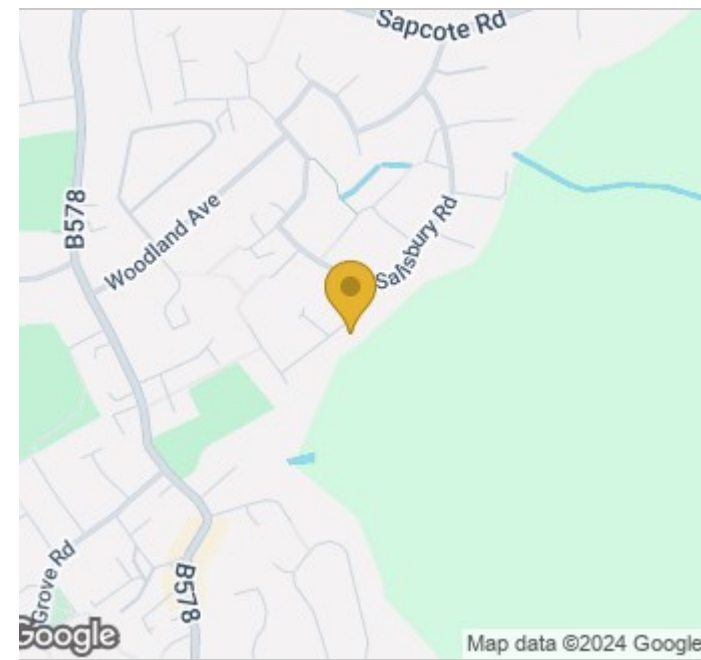
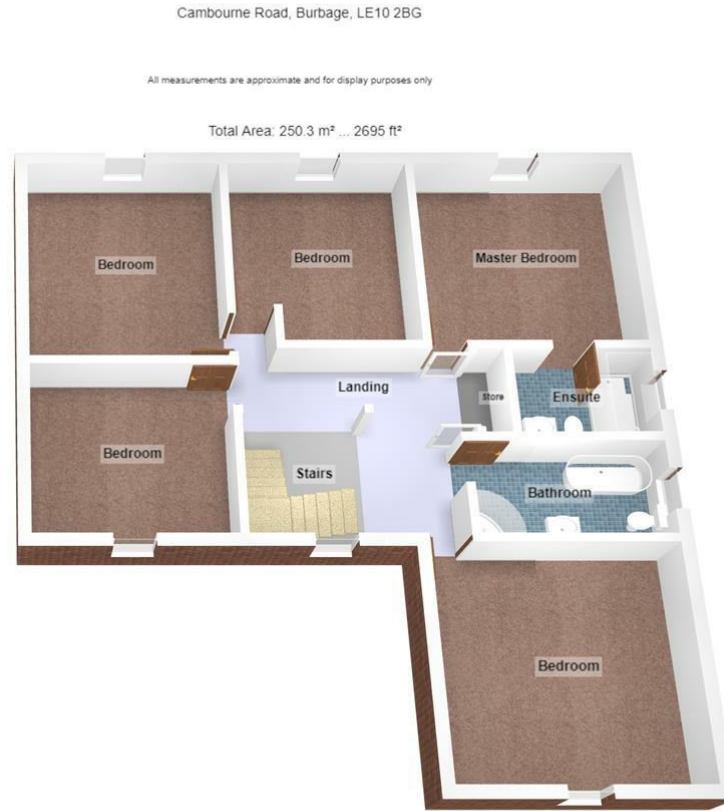
Viewing of this part of the plot is essential to appreciate both the works that have been undertaken, but also the superb entertainment area for future users and homeowners.

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Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sappcote Road. Continue along and take the right turning into Winchester Drive, then left into Salisbury Road, and then left again onto Cambourne Road, where the property is situated on the left hand side. For SATNAV users please enter the postcode LE10 2BG.

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		93	93
(81-91) B			
(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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