



142 Hinckley Road, Burbage, LE10 2AH

£375,000



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*** NO CHAIN *** RH Homes and property are pleased to offer this traditional four bedroom detached house with scope to style the aesthetics to your own finish, which is located in the ever sought after village of Burbage, with close access to the M69, A5 and all surrounding road networks, and also being in close proximity to Burbage village and Hinckley town centre and their local shops, schools and amenities. The house comprises an Entrance Porch, Hall, Kitchen/Diner, Conservatory, Lounge, Sitting Room. First Floor Landing, Four Bedrooms and Bathroom. There is a driveway offering ample parking, whilst being set back from the road, and good sized rear garden. UPVC double glazing & skylights, gas fired central heating with Worcester Bosch boiler.

The property has a passed (Fri 22 Apr 2022) planning application for a single storey front and rear extension including a first floor extension at the rear - 21/01238/HOU

*** NO CHAIN ***

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Entrance Porch

With a door to the frontage, and further stained glass and wood door into the Hallway.

Hallway

A useful understair store cupboard, radiator, and stairs to the first floor.

Sitting Room

12'0 x 11'11 (3.66m x 3.63m)

UPVC double glazed window to the front elevation. and radiator.

Lounge

14'7 x 11'0 (4.45m x 3.35m)

UPVC single french door and UPVC side glazed windows, radiator, and brick fireplace.

Kitchen Diner

21'0 into bay x 11'1 at widest (6.40m into bay x 3.38m at widest)

UPVC double glazed bay window to the front elevation and a further UPVC window to the side. Fitted with a good range of modern wall and base units and drawers, with working surfaces over and tiled splashbacks, there is an inset one and a half stainless steel sink and drainer. a built in electric oven and gas hob with a hood over. Plumbing for a washing machine. There is a door through to the conservatory.

Conservatory

10'4 x 10'2 (3.15m x 3.10m)

With windows overlooking the rear gardens, and a UPVC door to the side.

Landing

With a feature circular stained glass window and focal point character store cupboard. Loft access hatch.





Bedroom One

11'0 x 10'3 overall (3.35m x 3.12m overall)
UPVC double glazed window to the front elevation, and radiator.

Bedroom Two

12'0 x 9'0 overall (3.66m x 2.74m overall)
UPVC double glazed window to the front elevation, decorative chimney breast, and radiator.

Bedroom Three

10'9 x 7'10 overall (3.28m x 2.39m overall)
Window to the rear elevation, and radiator.

Bedroom Four

10'5 x 6'6 overall (3.18m x 1.98m overall)
Window to the rear elevation, and radiator.



Bathroom

8'8 x 8'2 (2.64m x 2.49m)
Having a three piece white suite comprising a wash hand basin, low flush WC and a P-shaped bath with shower and screening over. With tiling splashbacks, an airing cupboard housing the Worcester Bosch heating boiler. UPVC double glazed windows to the side and rear elevations.

Outside

Again with scope to landscape in your own style. The frontage has a driveway providing ample off road car parking. There is a hedgerow screening, and the house is neatly set back from the road. The good sized rear garden backs on to the Burbage allotments and has a patio area adjacent to the house, leading onto the main gardens.



Ground Floor Plan Proposed
1: 100



First Floor Plan Proposed
1: 100

0m 1m 2m 3m 4m 5m
SCALE 1:100 @ A3

Planning Permisson

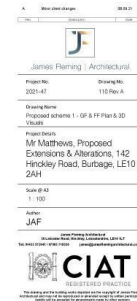
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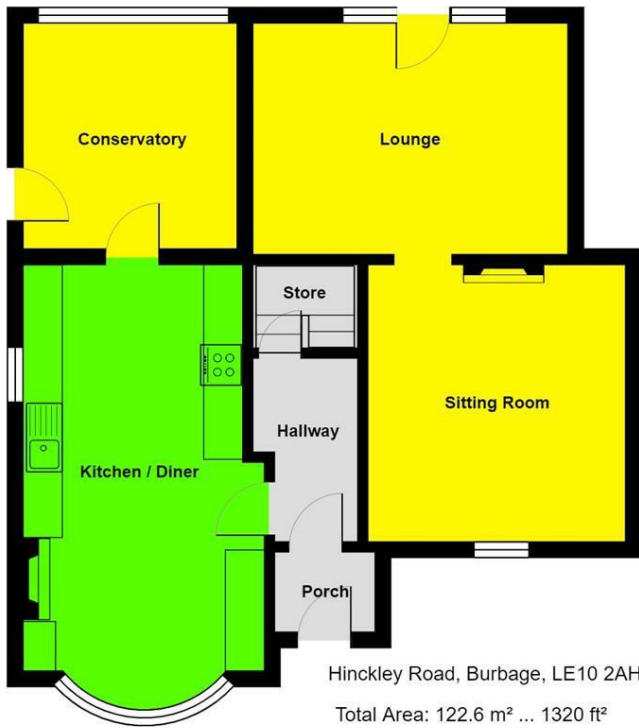
Further details can be found using - <https://pa.hinckley-bosworth.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROIFPWIM3V00>

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.





All measurements are approximate and for display purposes only



Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sapcote Road. Continue along and turn right towards Burbage village centre along Hinckley Road, and the property is situated on the left hand side opposite the bottom of the Hastings school playing field.

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			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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