



**26 Ratcliffe Road, Burbage, LE10 2SP**  
**Offers Over £200,000**



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RH Homes And Property are pleased to offer this nicely presented two bedroom townhouse in the ever sought after village of Burbage with good access to the villages schools, shopping facilities, and transport links. The home briefly comprises an Entrance Porch & Hallway, Lounge, Dining Kitchen, First Floor Landing with Two Bedrooms and Family Bathroom. The property also benefits from front & rear gardens, with off road parking to the rear (from Ratcliffe Road), Gas central heating & UPVC double glazing throughout. Viewing recommended!

Council Tax - B

### Porch

With UPVC double glazed door front elevation and space for hanging.

### Entrance Hallway

With door to the front aspect and access to:

### Lounge

10'3 x 16'1 (3.12m x 4.90m)

Having laminate wood flooring, under stairs cupboard, radiator and UPVC double glazed window to the front elevation.

### Dining Kitchen

13'4 x 8'0 (4.06m x 2.44m)

Offering a good range of wall and base units with working surfaces and tiled splashbacks, four ring gas hob with hood over and electric oven under, inset one and a half stainless steel sink and drainer, integrated fridge/freezer, plumbing for washing machine, fitted breakfast counter, radiator. Laminate wood flooring, and and UPVC double glazed window and door to the rear gardens.

### Landing

With radiator, loft access hatch and airing cupboard.

### Bedroom One

13'4 x 11'8 (4.06m x 3.56m)

Having over stairs storage, built in wardrobe, radiator and UPVC double glazed window to the front elevation.

### Bedroom Two

7'5 x 10'7 (2.26m x 3.23m)

Having a built in wardrobe, radiator and UPVC double glazed window to the rear aspect.





### Family Bathroom

5'9 x 6'2 (1.75m x 1.88m)

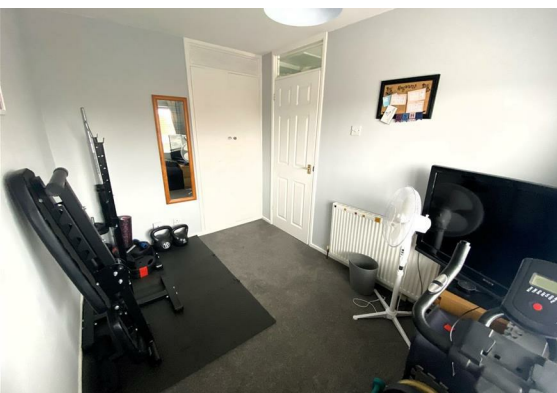
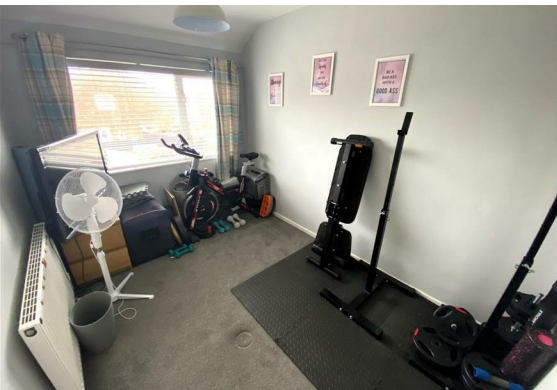
With a three piece white suite comprising a bath with thermostatic shower over, low flush WC and wash hand basin set in gloss fronted vanity unit, part tile surround, heated towel rail and UPVC double glazed window to the rear elevation.

### Outside

To the front is a low maintenance stoned garden area and slabbed pathway to the front door.



The rear of the property is also designed to try to offer lower maintenance, with a slabbed patio area and artificial lawn for the main. At the foot of the garden is a timber gate to the parking area with a security light.





Leaving Hinckley along the Rugby Road towards the M69, take a left turning onto Sketchley Road, follow the road along and then turn left onto Twycross Road and then right onto Ratcliffe Road, where the property is situated on the small slip road on the right hand side and easily identified by the colourful RH Homes for sale board. For SATNAV users the postcode is LE10 2SP.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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