



Wayside Bullfurlong Lane, Burbage, LE10 2HQ

£529,995



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RH Homes are delighted to offer a fantastic chance to purchase this stylishly presented, extended and modernised four bedroom detached home, in a prime setting on Bullfurlong Lane in the ever sought after village of Burbage. Complete with many improvements, floor space, and features inside and out of the property. The house comprises: An Entrance & Reception Hallway, Lounge, extended and refitted Kitchen and Family Room/Living Area, Utility Room, Downstairs WC, Home Office & Spacey Utility Store/Office. First Floor Landing, Three Double Bedrooms on the first floor, Family Bathroom, Second Floor Landing, Master Bedroom (18'11 x 17'7) and Ensuite Shower Room spanning the . The home also benefits from traditional good sized gardens although attractively modernised and landscaped. Integral Garage (Also currently used as an additional Gym/Store), Off road parking for numerous vehicles and an electrical charging point. UPVC double glazing & Skylight windows, Gas heating. Viewing is strongly recommended to appreciate the setting, space and quality of the accommodation!

Council Tax - D

Entrance Hall

With wood flooring, radiator and UPVC double glazed window to the front and a door into the accommodation

Reception Hallway

Having continuation wood flooring, radiator and access to an understairs store or flexible work area (with tiled flooring, fitted desk and UPVC double glazed window to the front aspect).

Lounge

14'4 x 12'0 (4.37m x 3.66m)

With continuation of the wooden flooring. A focal point wood burner set in a brick surround, radiator and UPVC double glazed window to the side elevation. With twin french doors leading through to the Kitchen & Family Area

Kitchen & Living/Family Area

21'0 x 16'8 (6.40m x 5.08m)

Having a good range of modern wall and base units with working surfaces over and tiled splashbacks and a separate central island unit with working surface over and inset sink. There is a six ring gas range cooker with hood over. An integrated dishwasher and fridge. There is flagstone style tiled flooring, a vertical radiator, three ceiling skylight windows and bi-fold doors running across the rear of the house and leading directly out to the adjacent rear patio and gardens.

Home Office

3'7 x 5'2 (1.09m x 1.57m)

With radiator and wood flooring.

Utility Room

10'4 x 10'2 at widest points (3.15m x 3.10m at widest points)

Having a range of work surfacing and base cupboards and an inset stainless steel sink and drainer. Plumbing for a washing machine, ceramic tiled flooring, radiator.

Downstairs WC

5'2 x 2'10 (1.57m x 0.86m)

With a two piece white suite comprising a low level WC and a wash hand basin, tiling splashbacks, radiator and tiled flooring.

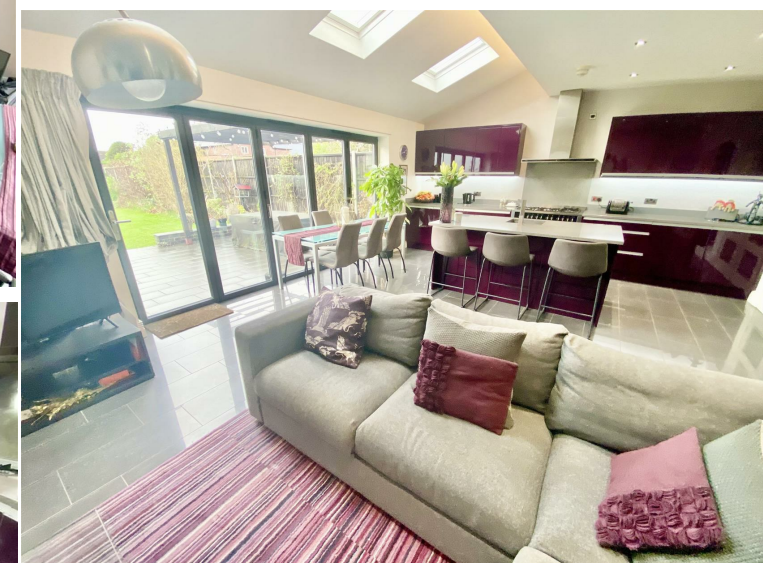
First Floor Landing

With two UPVC double glazed windows to the front aspect and access off to:

Bedroom Two

18'4 x 10'0 at widest (5.59m x 3.05m at widest)

All the Bedrooms are really good sized doubles. This room having a UPVC double glazed window to the rear aspect, and radiator.





Bedroom Three

14'9 to door x 12'1 at widest (4.50m to door x 3.68m at widest)
With built in wardrobes set along one wall, radiator and UPVC double glazed window to the rear elevation.

Bedroom Four

10'9 x 9'10 (3.28m x 3.00m)
With radiator and UPVC double glazed window to the front elevation.

Family Bathroom

9'2 x 9'1 at widest (2.79m x 2.77m at widest)
Having a contemporary four piece white suite with a bath, oversize wash hand basin, low flush WC and thermostatic shower in a walk in double tray with screening, extractor fan, store cupboard, a very stylish vertical radiator, and UPVC double glazed window to the side elevation.

Second Floor Landing

With UPVC double glazed window and skylight window to the front aspect. A useful store cupboard, and access to the Master Suite.



Master Bedroom

18'11 x 17'7 at widest (5.77m x 5.36m at widest)
Offering an excellent range of bespoke gloss fronted fitted wardrobes, store cupboards, drawers, and dressing table/desk. Radiator, eaves store cupboards, and skylight windows to the front, side and rear aspects.

Ensuite

6'7 x 6'5 overall (2.01m x 1.96m overall)
Having a three piece white suite comprising a low flush WC, sink in a vanity surround, and a thermostatic shower in a tiled cubicle area, a heated chrome towel rail, ceramic tiled flooring and a feature UPVC double glazed window set in the shower wall to the rear aspect.

Garage

16'6 x 10'1 (5.03m x 3.07m)
The Garage has flexible usage, with a pedestrian door from the main Hallway, and up and over door from the front driveway. The current owners have part of the space set up as a Gym, plus extensive storage. With power and lighting, and overhead storage.

Outside

To the front is a block paved driveway offering ample off road parking, a canopied Porch through to the Entrance Door, there is a charging point for a car, and attractive flower and shrub border to the side.

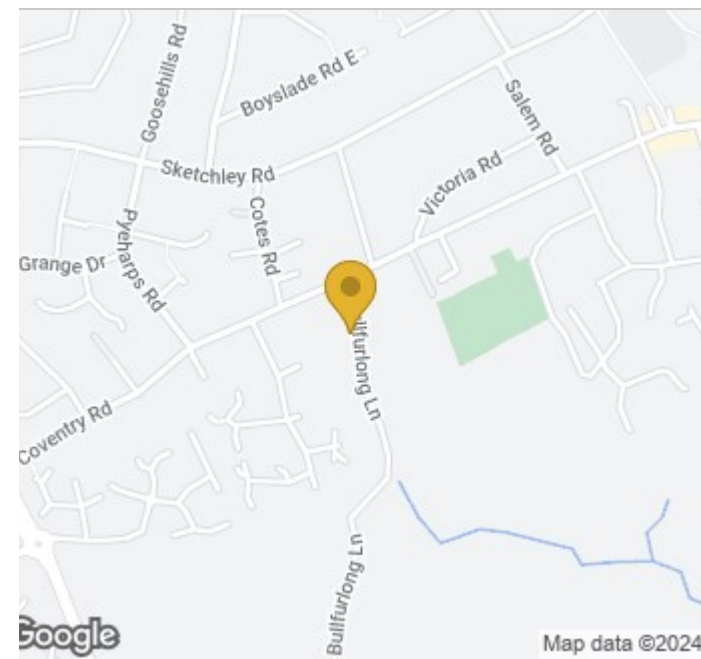
There is a timber gated access leading to the rear garden, onto the which leads onto the flagstoned patio area and pergola adjacent to the house, this leads onto a traditional style really good sized lawn, with a paved pathway and edging border leading down to the rear, where there is a timber shed and further space.

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.





Leaving Hinckley along the Rugby Road towards the M69, take a left turning onto Coventry Road, follow the road along, and then take a right turn onto Bullfurlong Lane, where the property is situated on the right hand side of the Lane. For SATNAV users the postcode is LE10 2HQ.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	63	80
	EU Directive 2002/91/EC	

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