



**54B Coventry Road, Burbage, LE10 2HP**

**£450,000**



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**\*\*\* NEW BUILD - NO CHAIN \*\*\*** RH Homes and property are very pleased to share this four bedroom brand new build detached family home in a sought after, and non-estate residential location close to the village centre and schools of Burbage. This new build comprises an Entrance Hall, Downstairs WC, Lounge, open plan Kitchen/ Family Room, Landing, Four Double Bedrooms, an Ensuite and Family Bathroom, and Timber Fitted Office and storage shed at the foot of the garden. The property also benefits from a good size frontage offering ample off road parking for vehicles, rear lawned garden, gas fired central heating and UPVC double glazing throughout. Available to view and offer now with 10 Years NHBC Certificate. **\*\*\* NO CHAIN \*\*\***

Council Tax - to be allocated by HBBC

### **Entrance Hall**

With tiled flooring, under-stairs cupboard, radiator and composite door to the front aspect.

### **Downstairs WC**

With tiled flooring, two piece white suite of wash hand basin in a gloss front vanity and low flush WC, heated towel rail and UPVC double glazed window to the front elevation.

### **Lounge**

10'11 x 19'0 (3.33m x 5.79m)

Having a radiator and UPVC double glazed window to the front aspect.

### **Kitchen/Family Room**

17'5 x 18'8 (5.31m x 5.69m)

Offering a good range of wall and base units with working surfaces over and splashbacks, eye level oven and grill, five ring Rangemaster electric hob and hood over, integrated dishwasher and washer/dryer, continuation tiled flooring, breakfast bar seating area, radiator, and bi-fold doors opening onto the rear gardens.

### **Landing**

Having an airing cupboard housing an Ideal combination boiler, radiator, and UPVC double glazed window to the side elevation.

### **Bedroom**

10'8 x 13'3 (3.25m x 4.04m)

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





### Ensuite

Having a three piece suite comprising: walk-in thermostatic rainfall shower in a double tray, full tiled surround and flooring, extractor, heated chrome towel rail, extractor, and UPVC double glazed window to the front elevation.

### Bedroom

9'4 x 16'2 (2.84m x 4.93m)

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



### Bedroom

7'3 x 14'4 (2.21m x 4.37m)

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

### Family Bathroom

6'5 x 10'8 overall (1.96m x 3.25m overall)

With a four piece white suite comprising: low flush WC, wash handbasin, thermostatic show set in a corner cubicle and free standing bath, tiled floor and part tiled surround, extractor and heated chrome towel rail.



### Bedroom

18'1 x 18'1 (5.51m x 5.51m)

With eaves storage, radiator and two skylight windows to the rear aspect.



### Timber Office

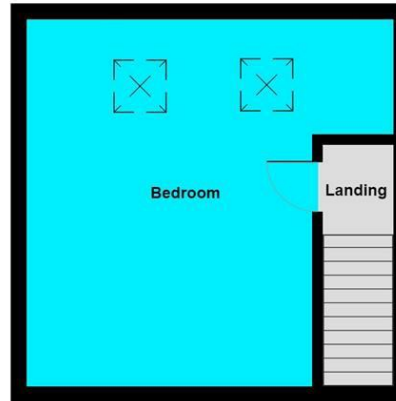
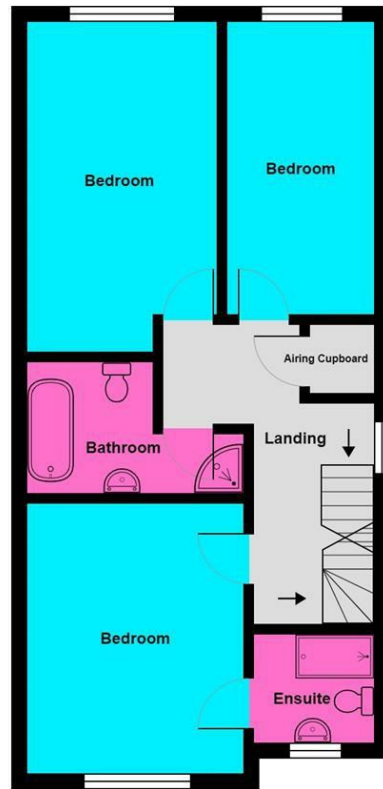
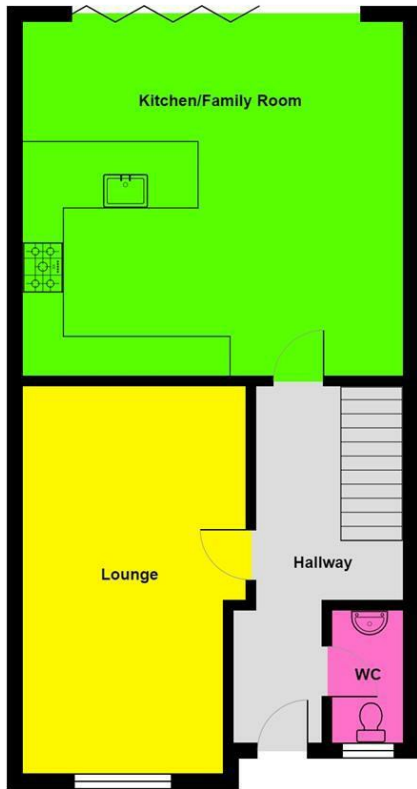
Being fully fitted and insulated, with power and lighting, LVT flooring, UPVC French doors the the front aspect, and built on store with power, lighting, and separate timber door access.

### Outside

To the front is a plot width stone driveway allowing for parking for multiple vehicles in a block paved border.

At the rear is a timber side gate access with a mainly lawned garden and slabbed patio and path way.

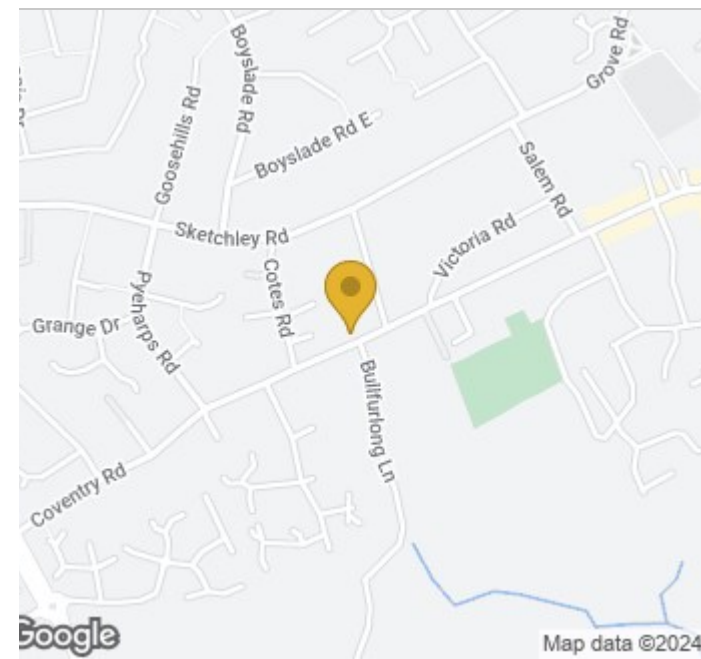




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Total Area: 150.8 m<sup>2</sup> ... 1624 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley along the Rugby Road towards the M69, take a left turning onto Coventry Road, where the property is situated on the left hand side just past the turning for Cotes Road, with the parking situated at the front and rear. For SATNAV users the postcode is LE10 2HP.

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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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