



68 Sketchley Road, Burbage, LE10 2DZ

£395,000

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*** NO CHAIN *** RH Homes and Property are pleased to offer this nicely presented traditional bay fronted detached family home on a good sized plot in a sought after and convenient location within walking distance of Burbage village centre. With good access to the A5 and M69/M1/M6 motorway connections. Briefly comprising: Entrance Porch, Hallway, Lounge, open plan Kitchen and Dining Area, First Floor Landing, Three Bedrooms and a Family Bathroom. The property also benefits from gas fired heating and UPVC double glazing. A shared driveway to a rear garage and traditional sized mature front and rear gardens. Fantastic opportunity to buy and expand a family home - **VIEWING RECOMMENDED *** NO CHAIN *****

Council Tax - C

Porch

With original style tiled flooring and UPVC door to the front aspect.

Hallway

Having a radiator, understairs cupboard access and wood framed window and door to the front elevation.

Lounge

10'11 x 13'9 overall (3.33m x 4.19m overall)

With a feature living flame effect gas fire set in marble surround, radiator and UPVC double glazed bay window to the front aspect.

Kitchen/Dining Area

17'9 x 13'0 overall (5.41m x 3.96m overall)

Being fitted with a range of wall and base units with working surfaces over and tiled splashbacks, recently fitted four ring induction hob with hood over and electric oven under, and an inset one and a half composite sink and drainer, original style quarry tiled flooring (to the kitchen area), radiator and UPVC double glazed windows to the side and rear, and with UPVC double glazed door to the rear gardens.

Landing

With loft access hatch and UPVC double glazed window to the side elevation.

Bedroom One

10'11 x 13'9 overall (3.33m x 4.19m overall)

Having fitted wardrobes, radiator and UPVC double glazed window to the front elevation.





Bedroom Two

10'11 x 13'10 (3.33m x 4.22m)

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

Bedroom Three

6'5 x 7'11 (1.96m x 2.41m)

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

Family Bathroom

6'3 x 8'10 (1.91m x 2.69m)

Being recently refitted with a three piece white suite comprising a bath with electric shower over, low level WC and wash hand basin, modern full tiled surround, a cupboard housing a Worcester boiler, radiator and UPVC double glazed window to the rear aspect.

Outside

The front has a shared driveway leading to a GARAGE (with power, lighting and up & over door), and a lawned garden with establish shrub and planted borders.

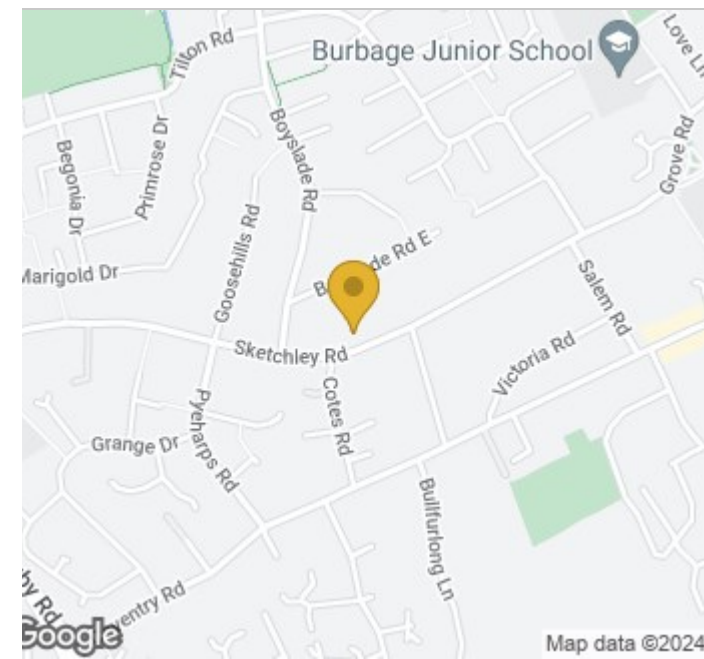


To the rear is a slabbed patio area leading onto two traditional sized lawned areas with well established tree and hedge borders, and a fruit and vegetable plot/area at the foot of the garden, Also there are two timber sheds and access to a brick construction outside WC.

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Total Area: 84.2 m² ... 906 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the Rugby Road towards Burbage, proceed up to the mini roundabout and turn left onto Sketchley Road, continue along towards the centre of the village and the property is situated on the left hand side. For SATNAV users the postcode is LE10 2DZ.

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 firm's 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			
(82 plus) A			84
(81-81) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
www.altosoftware.co.uk

