



2 Sycamore Close, Burbage, LE10 2JU

£335,000



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RH Homes and Property are pleased to offer this three bedroom detached home set on an impressive plot with a detached garage close to the centre of the sought after village of Burbage. The property briefly comprises: Entrance Hallway, lounge, open plan Dining/Kitchen, Conservatory, Landing, three Bedrooms and Family Bathroom. Also, good sized plot to the front, side and rear and a single detached garage with power and lighting and a summer house/workshop with power and lighting also. The property benefits from UPVC double glazing, and gas fired central heating throughout. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE FULLY!

Council Tax - C

Porch

With brick and UPVC surround and composite door to the front aspect.

Entrance Hall

Having Amtico flooring, UPVC door to the front aspect and access off to:

Lounge

11'5 x 15'0 (3.48m x 4.57m)

Having Amtico flooring, radiator and UPVC double glazed window and door to the rear and UPVC double glazed bay window to the front elevation.

Dining Kitchen

11'8 x 14'11 overall (3.56m x 4.55m overall)

Having a good range of wall and base level units with working surfaces over and splashbacks, and inset stainless steel sink and drainer, a five ring Rangemaster cooker and hood over, plumbing for washing machine, under stairs cupboard access, Amtico flooring, two radiators and UPVC double glazed windows to the front, side and rear elevations and UPVC double glazed door to the side leading to the gardens.

Conservatory

9'9 x 9'6 overall (2.97m x 2.90m overall)

With one third brick and UPVC double glazed surround, tiled flooring, ceiling fan and light.

Landing

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

Bedroom One

13'2 x 8'9 (4.01m x 2.67m)

Having Amtico flooring, sliding mirror fronted built in wardrobes, radiator and UPVC double glazed window to the front aspect.





Bedroom Two

11'6 x 12'0 overall (3.51m x 3.66m overall)

With built in wardrobe, Amtico flooring, radiator and UPVC window to the front aspect.

Bedroom Three

8'7 x 6'0 (2.62m x 1.83m)

Having Amtico flooring, radiator and UPVC window to the rear aspect.

Family Bathroom

8'5 x 5'10 (2.57m x 1.78m)

With a three piece white suite comprising p-bath with thermostatic rainfall shower and screen, low flush WC and wash hand basin set in vanity casing, full tiled surround, Amtico flooring, heated chrome towel rail, shaver socket, and UPVC double glazed window to the rear aspect.



Outside

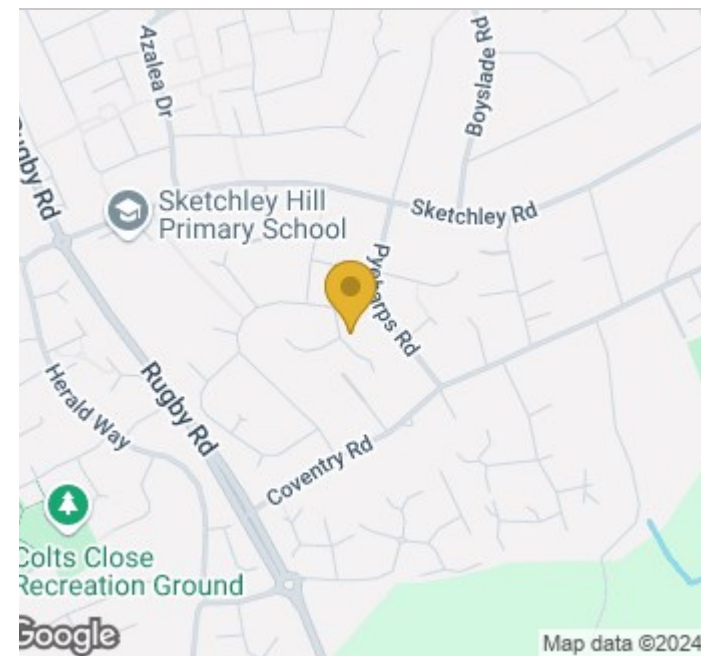
To the front is a tarmac drive, which leads to the detached brick single garage (with up and over door, side garden access, eves storage, power and lighting), and steps down to a block paved driveway and timber gate rear garden access.



The main front of the house has a block paved pathway with stone gardens and with an established focal point trees before an iron gate to the left hand side garden access and summer house/work shop area.

The rear gardens are of an excellent size spanning the full plot width and consisting of multiple lawned garden areas with established hedge and shrub borders, raised flower beds, slabbed patio and green house, timber built potting shed with patio, black paved seating area, and decorative water feature.





Leaving Hinckley along Station Road, take a right turn onto Hawley Road then at the roundabout take the first left exit onto Rugby Road, continue along, and take a left turn onto Coventry Road and then left again on to Grange Drive, proceed along Grange Drive past the green area on your left hand side, and then turn right onto Sycamore Close, and right again onto the small cul de sac where the property is situated on the left hand side as you enter the close. For SATNAV users the post code is LE10 2JU.

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		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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