



**14 Seaton Close, Burbage, LE10 2BW**  
**£575,000**



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**NO CHAIN** - An executive sized detached house located on a small Close and culdesac in a prime residential setting of the ever sought after village of Burbage. With close access from the village to the M69 & A5 (leading to the M1 & M6 for commuters), whilst also offering good access to Hinckley and Burbage's shops, restaurants, public houses and facilities. The house offers an Entrance Porch, Reception Hall, Downstairs WC, Study, Lounge, Open Plan Family Room/Dining Area & Breakfast Kitchen with extensive central island and breakfast bar, Lobby, and Utility Area. There are stairs with an attractive glass balustrade to a first floor Landing, Four double Bedrooms, Master with Ensuite, Family Bathroom. Gardens to front & rear. A double Garage and driveway offering ample off road parking. The house has several 'Green features' with the payments for the solar panels being from an enviable early tariff.

Council Tax Band F

#### **Solar payments**

Last year the property generated an income of approximately £2000 for money generated for the feed in tariff for solar energy generated.

Clearly in this current climate with Utility bills rising dramatically this will make a great saving/income to an owner.

Energy generated tariff @ 71.85 p/kWh

Energy exported @ 5.07 p/kWh

#### **Entrance Porch**

15'4" x 7'7" +entrance (4.67 x 2.31 +entrance)

With a refitted composite door and UPVC double glazed side windows leading into the Reception Hallway. Which has Karndeian flooring, radiator, wall lighting, and a stylish refitted oak staircase with glass balustrade up to the first floor.

#### **Downstairs w.c.**

6'1" x 4'5" (1.85 x 1.35)

Having a refitted two piece white suite comprising a low level w.c., and a wash hand basin, radiator, extractor fan, Karndeian flooring, an oak door, and a window to the side.

#### **Home Office/Study**

7'11" x 4'10" (2.41 x 1.47)

With a UPVC double glazed window to the front elevation, oak door, and radiator.

#### **Lounge**

23'10" x 12'4" (7.26 x 3.76)

With a UPVC double glazed bow window to the front elevation and twin french doors and side panelling to the rear aspect out into the gardens. There is a focal point wood burning stove set in a recessed fireplace with with slate hearth and a timber mantle over. Radiator, oak door, wall light points and a TV aerial point.

#### **Family Room / Dining Area**

12'10" x 10'7" (3.91 x 3.23)

This is an open plan room leading through to the Breakfast kitchen, with matching Karndeian flooring, a radiator, oak door, ceiling spotlights, and UPVC double glazed window to the rear elevation.

#### **Breakfast Kitchen**

14'4" x 12'10" (4.37 x 3.91)

With a stylish contemporary kitchen, having an extensive range of gloss fronted wall and base level units and drawers and a large central Island unit with LED lighting in the kickboards, and a plug socket complete with USB charging points. There is a refitted contrasting Granite work surface over the cupboard units and island. An inset stainless steel sink with granite drainer, built in electric double oven and gas hob with a stainless hood. Plumbing for a dishwasher, ceiling spotlights and a UPVC double glazed window to the rear elevation.

#### **Lobby**

With a door to the side out into the garden, Karndeian flooring, and leading through to:





**Utility Area**

9'11" x 5'9" (3.02 x 1.75)

With a Belfast style sink, a wall mounted central heating boiler, plumbing for a washing machine with work surfacing over, radiator, and window to the side aspect.

**Double Garage**

18'1" x 15'11" (5.51 x 4.85)

With electric remote operated roller shutter door to the frontage and a pedestrian personal door through to the Utility room. With power and lighting, water tap and a loft store area (with loft ladder).

**Landing**

With an impressive galleried landing, two UPVC double glazed windows to the front elevation, radiator, loft access hatch and glass balustrade staircase.

**Master Bedroom**

14'4" x 10'11" (4.37 x 3.33)

UPVC double glazed window to the rear elevation with views over the rear gardens, oak door, and radiator.

**Ensuite**

9'11" x 5'2" (3.02 x 1.57)

Having a refitted three piece white suite comprising a low level WC and wash hand basin set in an extensive floor and eye level vanity unit, and a shower in a double sized shower cubicle. With tiling and splashbacks, a shaver socket, radiator, an oak door, and UPVC double glazed window to the side elevation.

**Bedroom Two**

12'11" x 12'4" (3.94 x 3.76)

UPVC double glazed window to the rear elevation, oak door, and radiator.

**Bedroom Three**

12'11" x 10'11" (3.94 x 3.33)

UPVC double glazed window to the rear elevation, oak door, and radiator.

**Bedroom Four**

12'4" x 10'7" (3.76 x 3.23)

UPVC double glazed window to the front elevation, oak door, and radiator.

**Bathroom**

13'5" x 6'11" (4.09 x 2.11)

Having been refitted with a modern four piece white suite comprising a low level WC, and wash hand basin set in a vanity unit, a shower in a shower cubicle, and a bath. With a good sized airing cupboard, heated towel rail, oak door, and UPVC double glazed windows to both the front and side aspects.

**Outside**

The gardens offer a lawned front garden with well stocked flower and shrub borders. There is a double width block paved driveway offering ample off road parking and leading up to the Garage. There is a brick archway and timber wooden gate to the side with a pathway leading through to the rear gardens.

The rear gardens have a re-laid paved patio area adjacent to the rear of the house, with further patio areas offering further seating. Timber fencing to either side and a conifer border set across the rear.

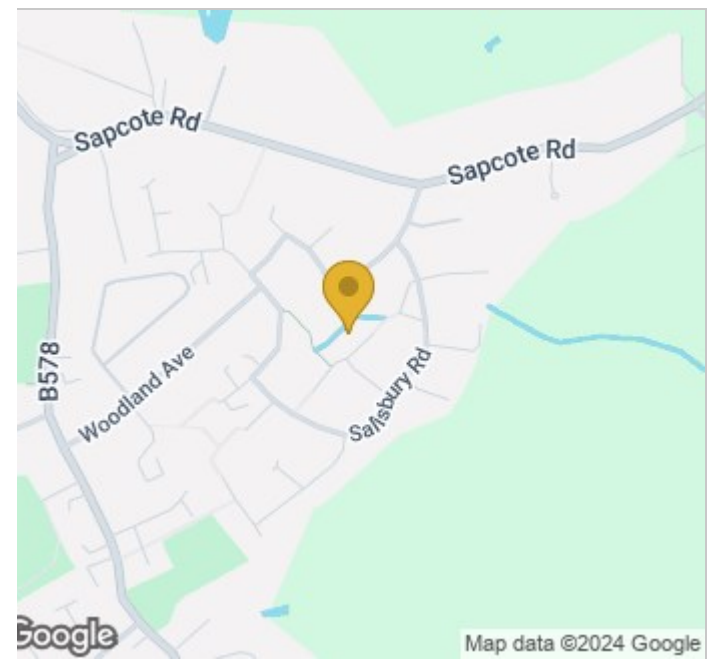
There is also a good sized timber sun lounge with felted tiled roofing, and a separate door into the store part.





Seaton Close, Burbage, LE10 2BW

All measurements are approximate and for display purposes only



Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sapcote Road. Continue along and take the right turning into Winchester Drive, then left into Salisbury Road, and then right onto Seaton Close where the property is situated on the right hand head of the culdesac easily identified by the RH Homes And Property 'for sale' board. For SATNAV users please enter the postcode LE10 2BW.

### 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>	87	89
(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	

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

