



**20 Hawthorn Crescent, Burbage, LE10 2JP**

**£485,000**



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COMING SOON !!!!! IN A PRIME LOCATION FOUR BED DOUBLE GARAGED DETACHED HOME IN A SOUGHT AFTER SETTING IN BURBAGE\* In close proximity to Burbage centre, shops, schools and convenient for commuters via the A5/M69/M1/M6, This excellently presented four bedroom detached house comprises an Entrance Hallway, Lounge, refitted Kitchen Diner/Family Area, Conservatory, Utility Room, Downstairs WC, Landing, Four Bedrooms (Three with Wardrobes), Family bathroom with four piece modern suite. Then a modern insulated Timber Cabin/Home Office. With excellent efficiency modern solar roof panels, a Double Garage & block paved driveway offering ample parking. Front & rear gardens. UPVC Double Glazing & Gas Central Heating. Viewing is considered essential.

**Reception Hall**  
14'1 x 8'1 overall (4.29m x 2.46m overall)

**Downstairs WC**

**Lounge**  
20'0 x 11'8 (6.10m x 3.56m)

**Kitchen Diner/Family Area**  
20'9 x 11'5 (6.32m x 3.48m)

**Conservatory**  
13'0 x 11'6 (3.96m x 3.51m)

**Utility Room**  
8'1 x 6'1 (2.46m x 1.85m)

**Lobby**

**Double Garage**  
18'10 x 16'1 (5.74m x 4.90m)

**Timber Cabin / Home Office**

**Landing**  
14'1 x 8'1 overall (4.29m x 2.46m overall)

**Bedroom One**  
12'8 x 11'8 (3.86m x 3.56m)

**Bedroom Two**  
11'6 x 9'7 (3.51m x 2.92m)





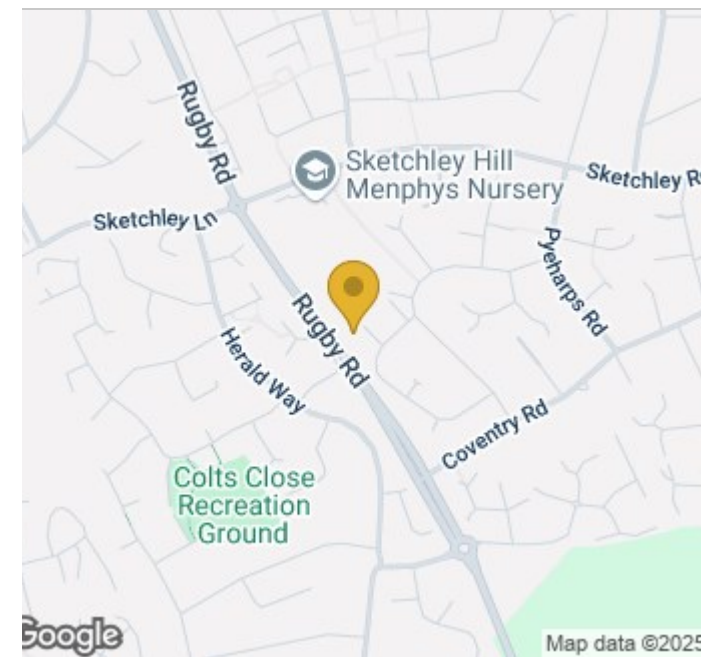


**Bedroom Three**  
10'1 x 10'0 (3.07m x 3.05m)

**Bedroom Four**  
11'8 x 7'0 (3.56m x 2.13m)

**Four Piece Bathroom**  
8'2 x (2.49m x )





Leaving Hinckley along Rugby Road, continue along, and take a left turn onto Coventry Road in Burbage, then first left onto Grange Drive, immediate left turning into Hawthorn Crescent, and follow the road around, where the property is situated on the right hand side. For SATNAV/GPS users the postcode is LE10 2JP.

## 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) <b>A</b>	92	95
(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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