



32 Sunloch Close, Burbage, LE10 2TT
£315,000



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*** NO CHAIN *** A well presented three bedroom detached home tucked away at the end of a small driveway, in the ever sought after village of Burbage, superbly located for access to the excellent road networks M69/M1/M6/M42 & A5 so ideal for the commuter or traveller. This David Wilson built house offers a Reception Hall, Downstairs WC, attractive Kitchen/Diner, Utility Room and a Lounge. To the First Floor are Three Double Bedrooms, Ensuite to Master & Family Bathroom. At the end of this small private driveway nicely secluded by surrounding trees. Detached Garage and ample parking, plus enclosed garden. Gas central heating and UPVC double glazing.

Council Tax - D

Reception Hall

Downstairs WC

Lounge

18'0" x 10'7" (5.51 x 3.25)

Dining Kitchen

18'0" x 9'6" (5.51 x 2.91)

Utility Room

5'6" x 5'6" (1.70 x 1.70)

Landing

Master Bedroom

11'3" x 10'2" overall (3.43 x 3.10 overall)

Ensuite

5'11" x 3'11" (1.82 x 1.20)

Bedroom Two

11'3" x 9'10" (3.45 x 3.00)

Bedroom Three

8'10" x 7'4" (2.70 x 2.26)

Bathroom

6'7" x 9'7" (2.02 x 2.94)





Detached Garage

There is a driveway offering ample off road parking which leads up to : THE DETACHED BRICK BUILT GARAGE. With power and lighting, loft storage area, and an up and over door to the front.

Gardens

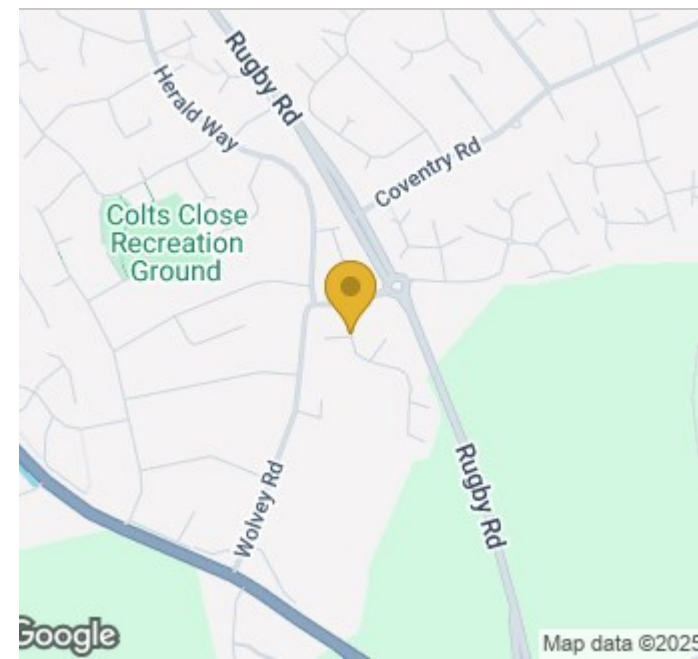
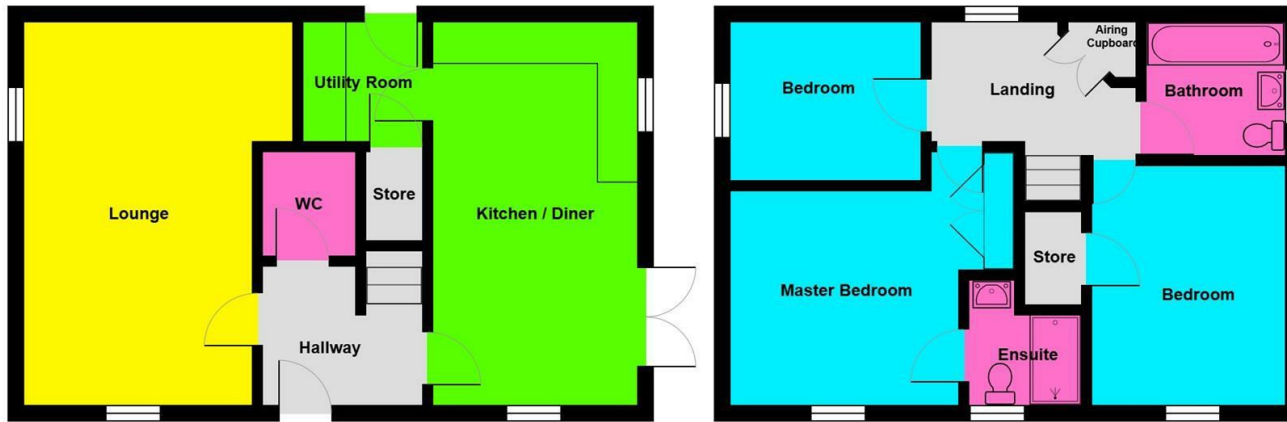
The house is tucked away at the top of a private driveway, with a paved footpath leading to the Entrance Door, flanked by a lawn.

The rear gardens are enclosed by timber fencing, with a patio area adjacent to the house leading onto the main lawn.



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All measurements are approximate and for display purposes only



Leaving Hinckley along the Rugby Road towards Burbage, cross over the first mini roundabout and then take a right turn at the next mini roundabout onto Three Pots Road. Take the first left turning into Sunloch Close, and then right onto the first small culdesac/private driveway, where the property is situated in the left hand corner. For SATNAV/GPS users the postcode of the property is LE10 2TT.

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		
(82 plus) A		94
(81-81) B	83	
(69-80) C		
(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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