



1 Woodfield Road, Burbage, LE10 2NJ

£279,950



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*** BUNGALOW IN BURBAGE IN A POPULAR PART OF THE VILLAGE *** RH
Homes and property are pleased to offer this is a fantastic opportunity to purchase this good sized extended semi-detached bungalow on the periphery of the ever sought after village of Burbage in this attractive setting classed as Sketchley Old Village. Comprising an Entrance Hallway, Lounge, Dining Area, Kitchen, Two Bedrooms, and Shower Room. The home is set on a generous corner plot, with ample sized gardens, rear driveway offering ample off road parking and Garage.

Council Tax - C

Entrance Hallway

With a door to the side aspect, leading into the bungalow and giving access off to all main rooms. radiator.

Master Bedroom

12'3 x 10'6 (3.73m x 3.20m)

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

Bedroom Two

11'0 into bay x 10'10 (3.35m into bay x 3.30m)

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

Lounge & Extended Dining Area

22'9 x 13'11 at widest (6.93m x 4.24m at widest)

With twin french doors, and UPVC double glazed windows flanking either side, and a radiator in the Lounge area and two in the Dining Area.

Kitchen

17'6 x 7'11 (5.33m x 2.41m)

Fitted with a good range of wall and base level units and drawers with working surfaces over, with an inset sink and drainer, built in eye level double electric oven and five ring gas hob with a hood over, plumbing for washin machine and dishwasher, radiator, and a UPVC door to the rear, and UPVC double glazed window to the side aspect.

Shower Room

7'4 x 5'5 (2.24m x 1.65m)

Having a three piece white suite comprising a low level WC, wash hand basin set in vanity cupboard, and a double sized walk in thermostatic shower, with tiled splashbacks, radiator, tiled flooring, heated chrome towel rail, and a UPVC double glazed window to the side elevation.

Outside





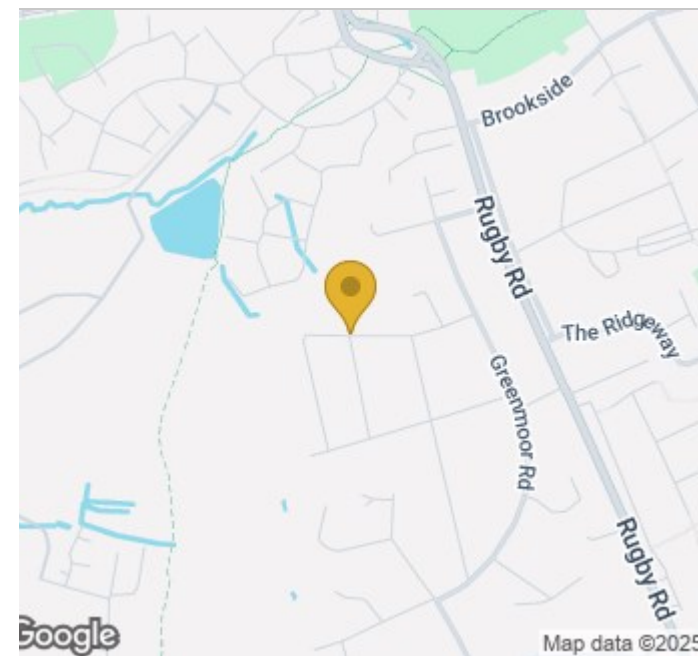
Situated on a good sized corner plot with traditional sized front, side, and rear gardens, and a location providing excellent access to Hinckley and Burbage Town Centres, plus to all the surrounding road networks, and Hinckley & Nuneaton train stations.

The rear has a slabbed patio and path in the surrounds of raised plant beds with a further stoned area adjacent to the tarmac rear driveway and iron gate to the rear garage.



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All measurements are approximate and for display purposes only



Proceed out of Hinckley along the Rugby Road towards the M69/A5. Proceed up the small hill on Rugby Road, and then turn right onto Hillside Road, then a left turn onto Greenmoor Road, then right onto Appletree Road, and left again onto Woodfield Road where the bungalow is on the immediate corner easily identified by the RH Homes And Property for sale board. For SATNAV users the postcode is LE10 2NJ.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(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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