

7 Beaufort Close, Burbage, LE10 2LF £485,000











A really well presented four bedroom detached home with double garage, located at the end of a small Close overlooking a green area in the ever sought after village of Burbage. The accommodation offers a Reception Hall, Downstairs w.c, Lounge with feature fireplace, Dining Room, attractive refitted modern Breakfast Kitchen and Utility Room. To the first floor there is a Landing, Master Bedroom with Ensuite, Three further bedrooms and a Family Bathroom. Outside the house has a double width driveway for ample off road parking leading to a Double Garage, and front, side and rear gardens. Gas central heating and UPVC double glazing. In an ideal location for surrounding commuter routes.

Council Tax Band E.

Reception Hall

14'11 x 6'4 overall (4.55m x 1.93m overall)

With a UPVC door to the front elevation, radiator, and doors to the living rooms, w.c., and breakfast kitchen.

Downstairs WC

Having a modern two piece white suite comprising a wash hand basin set in a vanity unit, and low level w.c., with a tiled floor, heated towel rail, and a double glazed window to the front elevation.

Breakfast Kitchen

11'2 x 10'5 (3.40m x 3.18m)

Having been refitted with an excellent range of hand built gloss fronted wall and base level units and drawers with Corian working surfaces and splashboards, and then a contrasting glass splashback. Built in NEFF appliances including electric double oven and hob with a cooker hood over and an integrated dishwasher. There is Amtico flooring, a contemporary style vertical anthracite radiator, and UPVC double glazed window to the front aspect.

Utility Room

11'9 x 5'4 (3.58m x 1.63m)

With a matching range of hand built wall and base units again with Corian work surfaces over. Again with Amtico floor, Integrated double fridge and freezer, central heating boiler, a radiator, a UPVC door to the side out into the gardens, and a UPVC double glazed window to the rear.

Lounge

18'10 x 11'10 (5.74m x 3.61m)

UPVC double glazed window and twin UPVC french doors to the rear into the garden, having a focal point gas fire set in a marble fireplace, TV aerial point, two radiators, and access through to the Dining Room.























Dining Room

11'8 x 10'4 (3.56m x 3.15m)

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

Landing

14'6 x 2'10 (4.42m x 0.86m)

With access off to:

Master Bedroom

14'8 to rear of robes x 10'4 (4.47m to rear of robes x 3.15m)

Two UPVC double glazed windows to the front elevation, a range of fitted wardrobes set along one wall, and radiator.

Ensuite

6'5 x 5'4 (1.96m x 1.63m)

Having a three piece white suite comprising a wash hand basin set in a vanity unit with a LED illuminated mirror above, low level w.c., and a rainfall and hand held shower in a shower cubicle. With fully tiled walls and Amtico flooring, a heated towel rail, and UPVC double glazed window to the side elevation.

Bedroom Two

12'0 x 8'4 overall (3.66m x 2.54m overall)

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

Bedroom Three

{} 10'4 x 8'4 (3.15m x 2.54m)

UPVC double glazed window to the front elevation, radiator and built in wardrobe/store.

Bedroom Four

8'9 x 8'3 (2.67m x 2.51m)

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

Bathroom

9'6 x 6'2 (2.90m x 1.88m)

Refitted with a stylish three piece white suite comprising a bath with shower and screen over, a wash hand basin set in a vanity unit, and low level w.c.. There is a

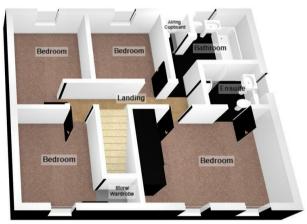
chrome heated towel rail, airing cupboard, tiling and splashbacks, and UPVC double glazed window to the rear elevation.

Double Garage

With two up and over doors, power and lighting.

Outside



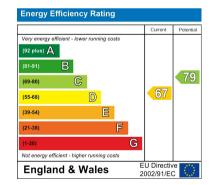


Beaufort Close

All measurements are approximate and for display purposes only



Leaving Hinckley along Rugby Road, take a right turn at the roundabout onto Herald Way, follow the road along and take a left turning onto Beaufort Close, and follow the road to the left at the fork/head of the Close. Where the house is located just opposite the green area. For SATNAV users the post code is LE10 2LF.



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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