



8 Rosewood Close, Burbage, LE10 2SA
£450,000



4



2



2



C



*** NO CHAIN *** RH Homes and Property are very pleased to offer this really well presented four bedroom detached bungalow, in the highly sought after village of Burbage, the bungalow is located at the top end of a small Close with no passing traffic and within short distance of a range of local shops, and facilities including doctors, pharmacy, schools, bus service and road and rail networks that Burbage and Hinckley has to offer. The bungalow has been extensively and impressively furnished by its current owners, and offers an Entrance Porch leading to an open plan Kitchen (with a range of built in appliances) & Living/Family Area with wood burning stove, an Inner Hall leading to Four Double Bedrooms (Designed to easily use as additional Living Rooms if preferred), Ensuite Shower Room to Master Bedroom, and separate Bathroom. UPVC double glazing, gas central heating. Front gardens and driveway offering ample off road parking for numerous vehicles leading to a Garage, & nice sized rear gardens. *** NO CHAIN ***

Entrance Porch

With a part glazed composite door to the frontage and UPVC double glazed window to the side, which then leads through to the main Living & Family Room.

Open Plan Living/Family Room & Kitchen/Diner

22'5 x 19'3 (6.83m x 5.87m)

A great room for natural light and modern living, this room has three good sized windows and a part glazed door. The door leads out to the gardens, and the stylish modern living space offers an excellent range of modern wall and base level units and drawers and a central island, the island has a breakfast bar to one side, and houses the NEFF hob and overhead hood, plus a wine cooler, whilst the rest of the kitchen units also have integrated NEFF dishwasher, fridge and freezer, and double oven/microwave. There is Quartz work surfacing over the base level units, with Livyn autumn oak luxury vinyl wooden style flooring and inset ceiling spotlights, and a Sitting Area with a wood burning stove set in an exposed brick fireplace with solid oak mantle.

Inner Hall

With doors leading off to :

Master Bedroom

19'2 x 9'11 (5.84m x 3.02m)

UPVC double glazed twin french doors to the side aspect out into a private courtyard garden, radiator, and four door fitted mirrored wardrobes.

Ensuite

9'8 x 3'9 (2.95m x 1.14m)

Having a modern three piece white suite comprising a handheld and rainfall shower in a good sized shower cubicle, low level wc, and a wash hand basin set in a vanity unit, with ceramic tiling to walls and flooring, a heated towel rail, and extractor fan.





Bedroom Two

12'1 x 10'0 (3.68m x 3.05m)

UPVC double glazed twin french doors to the side aspect in to the gardens, radiator and Livyn autumn oak luxury vinyl flooring. (This has been designed to also be a attractive Sitting Room, with french doors out into the gardens if preferred.)

Bedroom Three

11'2 x 9'3 (3.40m x 2.82m)

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



Bedroom Four

9'6 x 8'10 (2.90m x 2.69m)

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

Bathroom

8'4 x 7'9 (2.54m x 2.36m)

Again having a contemporary three piece white suite comprising a handheld and rainfall shower over a P-shaped whirlpool bath and with a shower screen, low level wc, and a wash hand basin set in a double vanity unit and quartz top, and tiling to walls and floors, a modern anthracite colour radiator, extractor fan, an open storage shelf, and a store cupboard. UPVC double glazed window to the side elevation.



Outside

The bungalow is tucked away at the top of this small Close and no through road, and has a good sized block paved driveway offering ample off road parking for numerous vehicles, with an array of landscaping. The driveway leads up to the Single Garage.

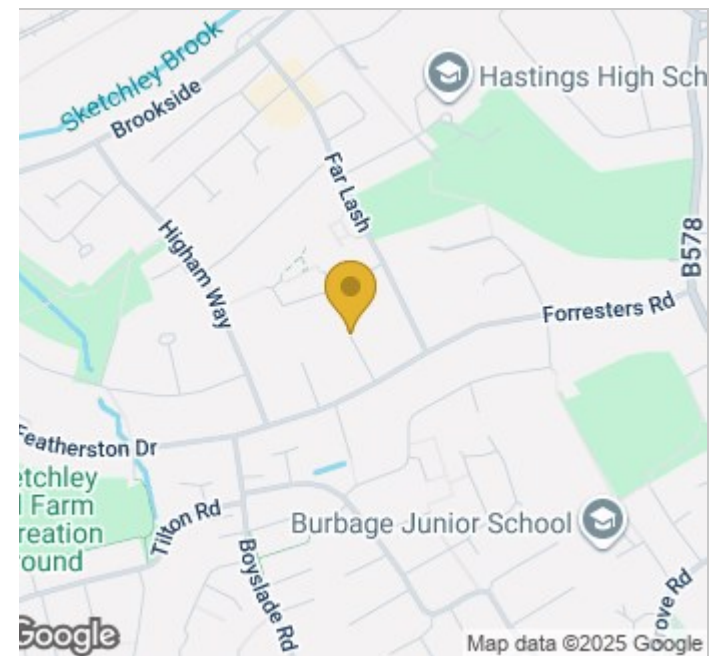
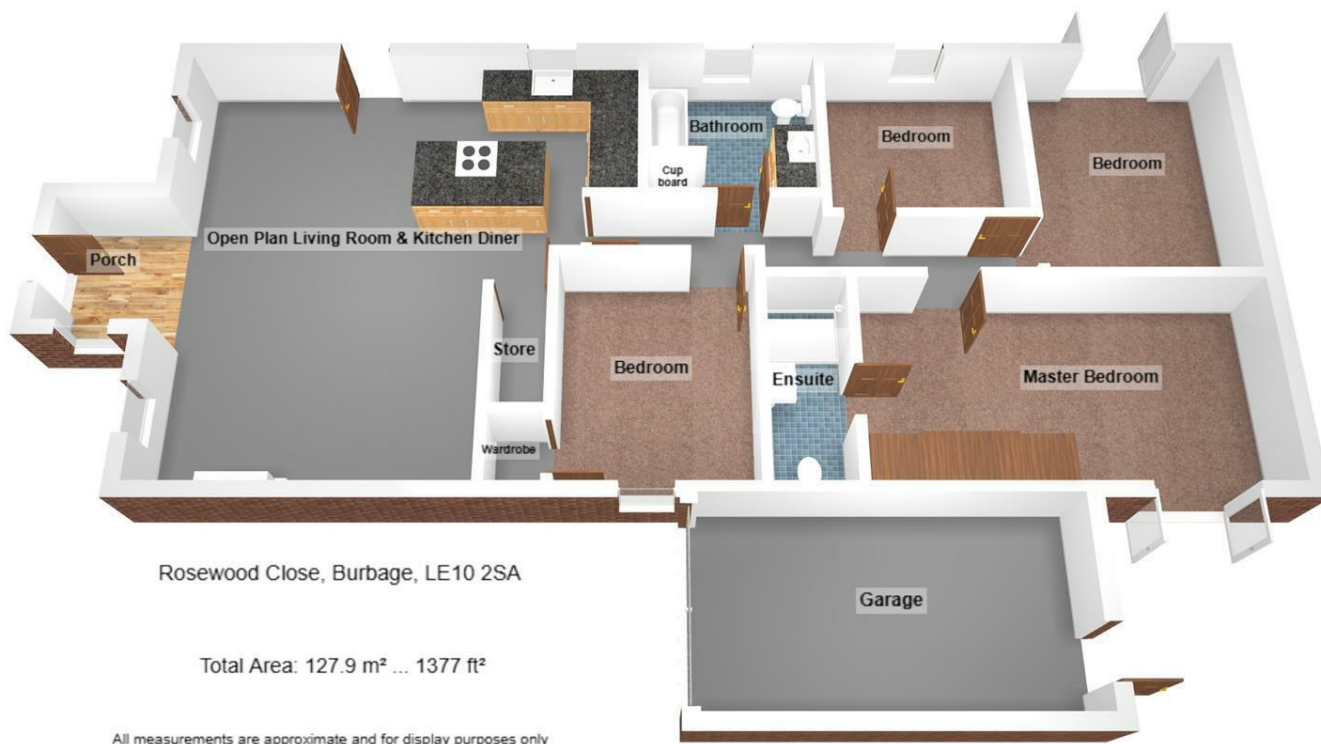
As mentioned in the Master Bedroom information, there is a flagstoned private courtyard to the rear of the Garage, with doors from the Master Bedroom.

To the other side of the property are the main gardens, with a good sized patio which leads onto a lawn, and also has well stocked flower and shrubbery borders.

Garage

With metal door, power and lighting, and a personal door to the courtyard at the rear.





Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sappcote Road. Continue along and turn right towards Burbage village centre along Hinckley Road, turn right onto Forresters Road, and then right again onto Rosewood Close, where the property is situated at the top of the cul de sac on the right easily identified by the RH Homes And Property for sale board. For SATNAV users the postcode is LE10 2SA.

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		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
	EU Directive 2002/91/EC	

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

