



49 Hawthorn Crescent, Burbage, LE10 2JP

£575,000



4



2



2



C



RH Homes and Property are delighted to offer to market the excellently presented four bedroom detached family home in close proximity to Burbage Village centre, shops, schools, and convenient for commuters via the A5/M69/M1/M6. This vastly improved and modernised home briefly comprises; Porch, Entrance Hallway, Lounge, refitted Kitchen Diner/Family Area, Sitting Room, Work Studio (with plumbing), Downstairs WC, Landing, Four Double Bedrooms, Master Bedroom Ensuite, Family Bathroom with four piece modern suite. The property also benefits from CCTV, Samsung keyless door locked, Underfloor Heating, UPVC Double Glazing & further zoned Gas Central Heating throughout. Also, Double Detached Garage & front and side access block paved driveways offering ample parking and front & rear gardens - Viewing is essential to appreciate the quality of the home!

Council Tax - F

Porch

2'6 x 8'10 (0.76m x 2.69m)

Having a double wood door to the front elevation, tiled flooring and cloak hanging rail.

Entrance Hallway

6'7 x 11'11 (2.01m x 3.63m)

With under floor heating, tiled flooring, and wooden door to the front elevation.

Downstairs WC

4'10 x 4'8 (1.47m x 1.42m)

Having a two piece white suite of low flush WC and wash hand basin in vanity cupboard, tiled flooring and surround, and UPVC double glazed window to the front aspect.

Dining Kitchen

26'7 x 14'7 overall (8.10m x 4.45m overall)

Being fully refitted with an excellent range of wall and base level units with working surfaces over, larger cupboards, L-shaped island with plumbing for integrated dishwasher and an inset sink and drainer, four ring electric hob with hood over, double eye level oven, continuation tiled flooring and underfloor heating, understairs cupboard, and two UPVC double glazed windows and double glazed sliding doors to the rear garden elevation.

Work Studio

10' 7 x 10'11 overall (3.05m 2.13m x 3.33m overall)

Having continuation tiled flooring and underfloor heating, further wall and base level units with working surfaces over and splashbacks, inset sink, and UPVC double glazed window to the front aspect.

Sitting Room

9'10 x 4'5 (3.00m x 1.35m)

With radiator and sliding double glazed doors to the rear gardens.

Lounge

13'5 x 13'7 (4.09m x 4.14m)

Having a mirrored wall with discreet cupboard and storage behind, radiator, and UPVC double glazed window to the front aspect.





Landing

With airing cupboard and access off to:

Master Bedroom

13'6 x 16'8 (4.11m x 5.08m)

With two gloss fronted double fitted wardrobes, radiator, and UPVC double glazed window to the front elevation.

Ensuite

9'10 x 4'5 (3.00m x 1.35m)

With three piece suite comprising walk in thermostatic rainfall shower and handheld mixer, double wash hand basin with vanity cupboards, and low flush WC, full tiled surround and flooring, heated chrome towel rail extractor, electric underfloor heating, and UPVC double glazed window to the rear elevation.

Bedroom Two

11'9 x 11'1 overall (3.58m x 3.38m overall)

With radiator, loft access (fully boarded with ladder power and lighting), built in over stair bed, and UPVC double glazed window to the front elevation

Bedroom Three

10'11 x 11'10 overall (3.33m x 3.61m overall)

With radiator, fitted gloss fronted wardrobe, and UPVC double glazed window to the front aspect.

Bedroom Four

10'11 x 9'5 overall (3.33m x 2.87m overall)

With radiator, fitted gloss fronted wardrobe, and UPVC double glazed window to the rear elevation



Family Bathroom

13'10 x 6'4 overall (4.22m x 1.93m overall)

Being fitted with a white four piece suite comprising freestanding bath, walk in thermostatic rainfall shower with handheld mixer, wash hand basin in vanity cupboard, and low flush WC, full tiled surround and flooring, heated chrome towel rail, electric underfloor heating, extractor, and two UPVC double glazed windows to the rear elevation.

Double Garage

18'6 x 15'4 (5.64m x 4.67m)

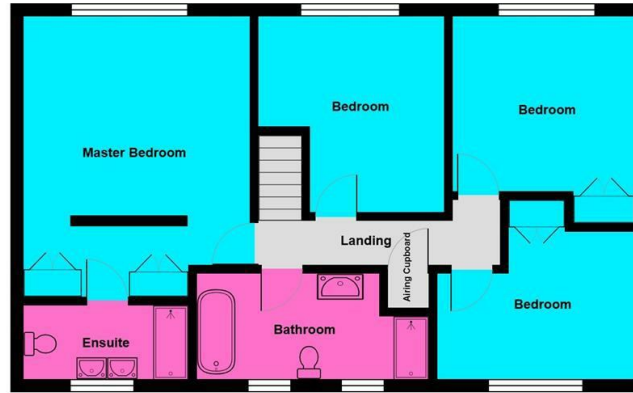
With access from a further electric gated side block paved driveway, the garage is a pitched roof brick build with electric and power, UPVC double glazed window and door to the rear garden, and up and over door.

Outside

To the front is a corner plot block paved driveway allowing off road parking for multiple vehicles, and a decorative tree and hedge side border.

At the rear is an artificial lawn with with slabbed patio with timber pagoda, steel side gate access, and rear electric sliding gate to the garage and block paved rear driveway.

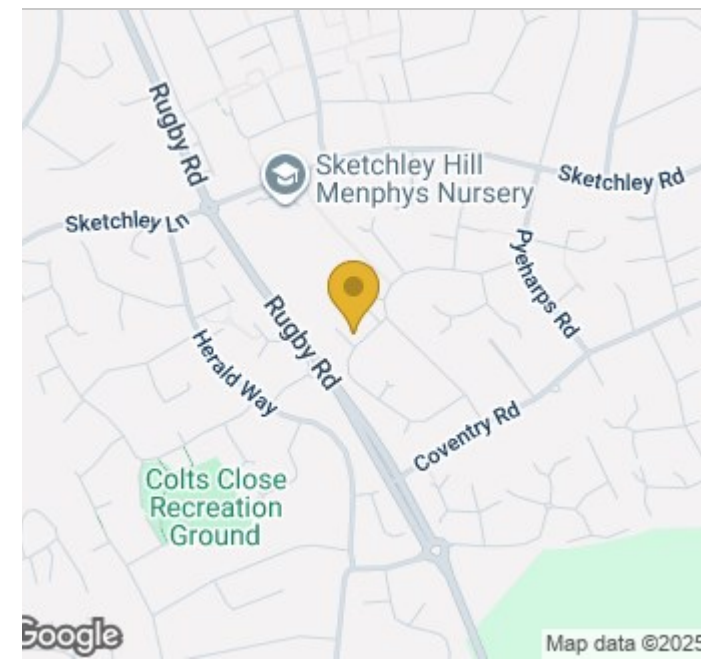




49, Hawthorn Crescent, Burbage, LE10 2JP

Total Area: 160.9 m² ... 1732 ft²

All measurements are approximate and for display purposes only



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 left hand side in a corner side road plot. 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 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		84
(81-81) B		
(69-80) C	76	
(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	

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

