



Coventry Road, Hinckley, LE10 2HN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\*VIDEO TOUR AVAILABLE\*\*\* Situated on the edge of the highly sought after Burbage is this most attractive traditional style semi detached home. The property which has to be viewed to be appreciated is presented in excellent order throughout; boasting fitted kitchen, two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, a well maintained bathroom and two double bedrooms, there is ample space for a small family or guests to stay over comfortably. Outside there is a parking space for one vehicle, making your daily commute or weekend outings hassle-free. Whether you're looking for a new family home or a tranquil retreat away from the hustle and bustle of the city, this property on Coventry Road is sure to capture your heart. Don't miss out on the opportunity to rent this lovely home in Burbage, call now on 02476374949 to book a viewing today!!





## Key Features

- Traditional style semi
- Sought after village location
- Available June
- Two reception rooms
- Fitted kitchen
- Two double bedrooms
- Off road parking & mature garden
- EPC E & Council tax band B

**PCM**  
**£995 PCM**



**Important Information About Tenancy Costs**

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

**Online Viewings**

Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.

**FRONT LOUNGE**

11'11" x 13'0"

Having obscure uPVC double glazed entrance door, central heating radiator, uPVC double glazed bay window to the front, feature fireplace with brick inset and raised tiled hearth incorporating a living flame gas fire, wall lights and door to:

**REAR LOUNGE**

11'11" x 11'11"

Having central heating radiator, uPVC double glazed window to the rear, feature fireplace with brick inset and raised tiled hearth, opening and stairs to the first floor, under stairs storage cupboard, wall lights and opening to:

**KITCHEN**

10'4" x 6'5"

Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in oven, four ring hob with chimney style extractor hood over, space and plumbing for slimline dishwasher, space for upright fridge freezer, central heating radiator, tiled floor and uPVC double glazed window and door to the side.

**FIRST FLOOR LANDING**

Having central heating radiator, smoke alarm, wall light, inset ceiling spot lights, loft access and doors to:

**BEDROOM ONE**

11'11" x 10'10"

Having central heating radiator, built in over stairs storage cupboard and two uPVC double glazed windows to the front.

**BEDROOM TWO**

12'0" x 8'7"

Having central heating radiator and uPVC double glazed window to the rear.

**BATHROOM**

10'3" x 6'5"

Having a white suite comprising:- low level w.c., pedestal wash hand basin, panelled bath with mixer tap and shower attachment, separate shower cubicle, half height tiled walls, floor and splash backs, inset ceiling spot lights, central heating radiator and obscure uPVC double glazed window to the rear.

**EXTERNAL UTILITY**

6'6" x 6'9"

Having Baxi boiler, work surface, washing machine, space and vent for tumble dryer, central heating radiator, part tiled walls and loft access.

**OUTSIDE**

To the front of the property is a block paved driveway providing standing for one vehicle and side pedestrian access leads to the rear via a wrought iron gate. The good sized rear garden has a block paved yard/patio, shared right of way, further paved patio, lawn with well stocked borders, fenced boundaries

**General information**

To find broadband availability at the property - <https://checker.ofcom.org/en-gb/broadband-coverage>

To check flood risk information - <https://www.gov.uk/check-long-term-flood-risk>

To find local council information - <https://www.nuneatonandbedworth.gov.uk/>

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations.

Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc. or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.









# Floorplan



95 COVENTRY ROAD BURBAGE LE10 2HN RE: CGB04062015184950

This floor plan is not to scale and is for guidance purposes only  
Made with Metopix ©2024

EPC Rating - E

Tenure -

Council Tax Band - B

Local Authority  
Nuneaton and Bedworth Borough  
Council



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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