

5 Bedroom House - Detached
located on Sunloch Close, Burbage
£600,000

UP Estates



5



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B

****MODERN HOME WITH PERIOD STYLE FRONTAGE - EXECUTIVE DETACHED RESIDENCE - FIVE DOUBLE BEDROOMS - THREE BATHROOMS + WC - LOVELY LANDSCAPED REAR GARDEN - DETACHED DOUBLE GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES - QUIET SPOT IN BURBAGE**** This one truly does have it all! With a host of features throughout, including a customised and upgraded open plan living kitchen diner which really is the heart of the home, well proportioned ground floor home office, and beautiful galleried reception hallway/landing to name but a few. The garden sits on a lovely spot, and has multiple sections to it, including some private and secluded spots, and being situated nearby to handy shops, bakeries, pubs, restaurants and the M69 road network. CHECK OUT THE FLOORPLAN to appreciate the flexible and sprawling accommodation on offer, with rooms across three floors and a variety of prospective purposes.

Overview

Property:

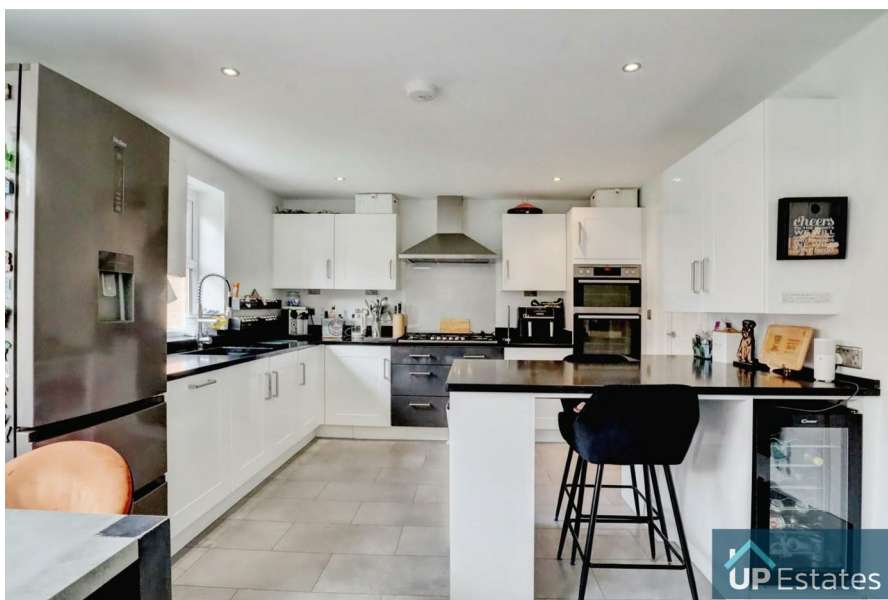
Accommodation comprises Reception Hall, Cloakroom/Wc, Living Room, Study, Open Plan Living Kitchen, Utility Room, 1st Floor Galleried Landing, Master Bedroom, Dressing Room, En-Suite Four Piece Bathroom, Bedroom Four, Bedroom Five, Family Bathroom, 2nd Floor Landing, Bedroom Two, En-Suite Bathroom and Bedroom Three. Externally the property has a landscaped frontage with quadruple Drive to side leading to the detached double Garage with gated access to the large private garden to rear and side backing on to wooded area to side with private patio area ideal for a Spa.

Location:

Sought after and picturesque Burbage is a popular village on the outskirts of Hinckley. The village offers a small library, two infant schools, the first Britannia Scout group, two junior schools and a secondary school. It also holds its popular farmers market on the first Saturday of every month. There are various public houses, restaurants, a small supermarket and individual boutique shops along with other amenities.

£600,000

- DOUBLE FRONTED MODERN EXECUTIVE DETACHED RESIDENCE
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS + GROUND FLOOR WC
- IMPRESSIVE, SPRAWLING OPEN PLAN LIVING KITCHEN DINER
- LANDSCAPED, MULTI SECTION REAR GARDEN
- DOUBLE GARAGE & DRIVEWAY
- THREE STOREY FLEXIBLE ACCOMODATION
- SOUGHT AFTER BURBAGE LOCATION
- WELL PROPORTIONED GROUND FLOOR STUDY
- CIRCA 2,450 SQ FT IN ALL







PROPERTY INFORMATION SUMMARY

ROOM MEASUREMENTS:

Approximate room dimensions and approximate total floor area are included within our floor plan.

USEFUL MATERIAL INFORMATION:

Approximate Age of the Property: June 2016

Council Tax Band: F

Local Authority: Hinckley & Bosworth

Tenure: Freehold

Maintenance or Service Charges: Common Areas circa £200 per annum

EPC Certificate Rating: B

Approx. Total Floor Area: 2207 Square feet

Specification Finishes of Note: Quartz work surfaces upgraded in Kitchen

Outside Space Brief Description: Nice garden not overlooked and a completely private part to the side of the garage

Selling Vendors Onward Position: Seeking an onward property purchase

Heating System: Gas Central

Boiler Age: 2016

Boiler Location: Utility Room

Consumer Unit/Fuse Box Location: Under the stairs

Loft Hatch Location & Loft Boarding etc Info: One on top floor and one in top floor bedroom . Both small and not Boarded

Type of Windows: Double Glazed

Garden Orientation: South West

Any Rights of Way: No



IMPORTANT NOTE TO PURCHASERS

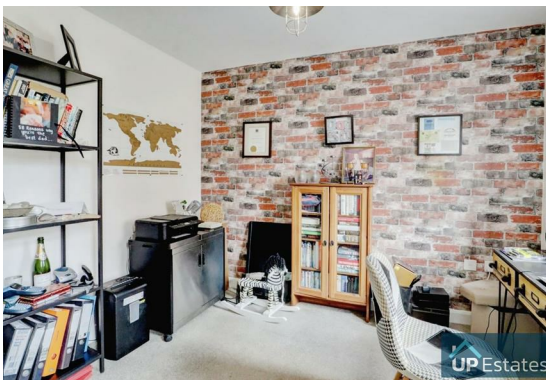
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



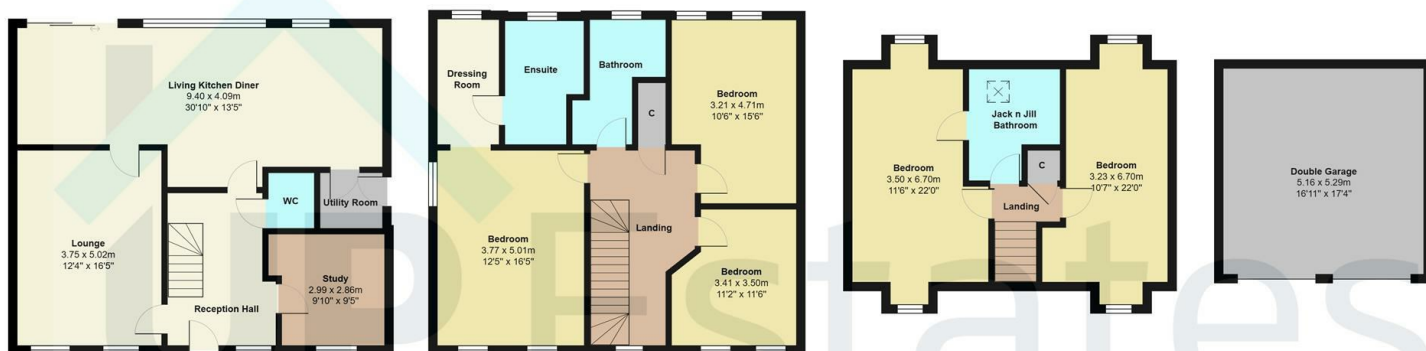


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Sunloch Close, Burbage



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Total Area: inc Double Garage 236.2 m² ... 2543 ft²
 All measurements are approximate and for display purposes only

CONTACT

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