



Canberra Way, Hinckley, LE10 2GA

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT



# Property Description

This much improved and well presented three storey semi detached house is located in the highly regarded and sought after village of Burbage which offers excellent communication links to the motorway network and local amenities located in the village.

In brief the accommodation comprises hallway with staircase to the first floor, storage cupboard and airing cupboard. Cloakroom which comprises a pedestal hand wash basin and a low level W.C. The dining/office/snug has a storage cupboard located beneath the staircase and PVCu double glazed windows to the side and front elevations. The fitted breakfast kitchen has a range of modern grey coloured high gloss units with integrated electric induction hob, electric oven and canopy extractor hood. Further integrated appliances including fridge/freezer, dishwasher and washing machine. The breakfast table area has PVCu double glazed French doors leading to the rear garden.

The first landing has a staircase to the second floor and leads to the spacious lounge which has a wall mounted fire and PVCu double glazed French doors leading onto a Juliet balcony. The master bedroom has a built in wardrobe and PVCu double glazed French doors leading onto a Juliet balcony. En-suite shower room comprising a shower cubicle, pedestal hand wash basin and low level W.C.

The second floor landing provides access to three bedrooms with the second bedroom having a built in wardrobe and en-suite shower room comprising a shower cubicle, circular sink unit and low level W.C. The family bathroom comprises panelled bath, vanity unit with incorporated hand wash basin and W.C. The property also benefits from under floor heating, mains gas central heating with a new boiler and PVCu double glazing.

Outside the property has front and side gardens laid to stone, enclosed by hedgerow and railings. The enclosed rear garden is laid to artificial lawn with a paved patio area. There is also a detached garage and block paved driveway providing off road parking.







## Key Features

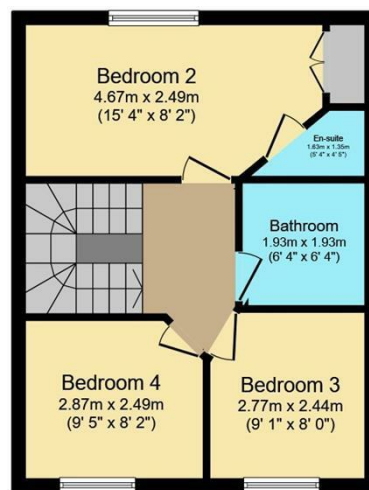
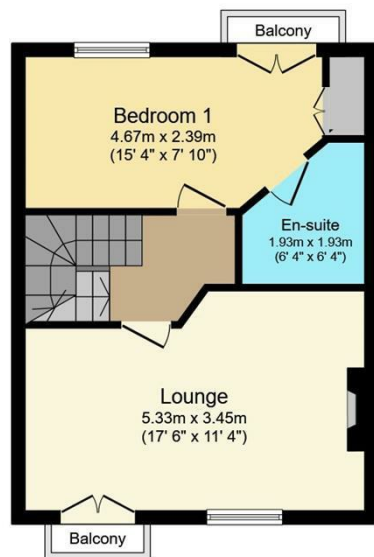
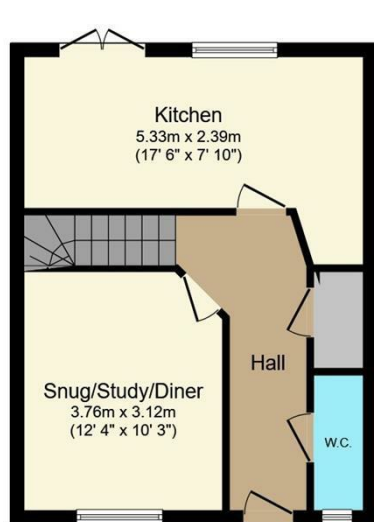
- Much Improved & Well Presented Semi Detached House
- Entrance Hall & Cloakroom W.C
- Snug/Office/Dining Room
- Refitted Breakfast Kitchen
- Spacious Lounge
- Four Good Size Bedrooms
- Two En-Suite Shower Rooms & Family Bathroom
- Mains Gas Central Heating & PVCu Double Glazing
- Well Maintain Gardens, Garage & Driveway
- Viewing Highly Recommended

**£320,000**



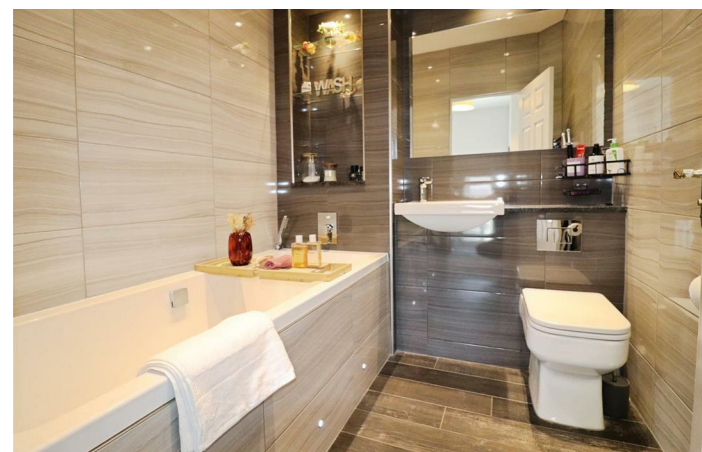






Total floor area: 114.1 sq.m. (1,228 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority  
Hinckley Council

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