

for sale

Offers over **£425,000**



Hall Road Burbage HINCKLEY LE10 2LU

- Exceptional four-bedroom detached property
- Two garages; one with workshop
- Conservatory
- Ample off road parking
- New UPVC soffits and fascias
- Fantastic rear garden with large summerhouse
- UPVC double glazing & GFCH
- Recently fitted Valiant boiler



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Entrance Porch

Having twin UPVC doors to the front elevation and further door through to the entrance hallway.

Entrance Hallway

Having balustrade staircase off to the first floor and radiator.

Lounge

26' 2" x 12' 5" max narrowing to 9' 10" min (7.98m x 3.78m max narrowing to 3.00m min)

Having UPVC window to the front elevation, double doors stepping into the conservatory, feature fireplace with hearth, TV aerial point and radiator.

Conservatory

12' 4" x 9' 8" (3.76m x 2.95m)

Having a brick built base with UPVC windows overlooking the rear garden and UPVC double doors to the rear with Pilkington self cleaning glass.

Breakfast Kitchen

18' 5" x 8' (5.61m x 2.44m)

Having a range of modern wall and base units with drawers and work surfaces over, Zanussi gas hob and integrated NEFF double oven, Valiant boiler fitted two years ago, plumbing for washing machine, sink and drainer with Maxamatic waste disposer, space for fridge, with ceramic tiling, tiled flooring, UPVC window to the rear elevation and UVC door to the side.



Breakfast Room

9' x 8' 6" (2.74m x 2.59m)

Having UPVC leaded window to the rear elevation and radiator.

To The First Floor

Landing

Having access to loft with aluminium ladder and light.

Bedroom 1

12' 1" x 12' (3.68m x 3.66m)

Having UPVC leaded window to the rear elevation, mirrored wardrobes and radiator.

Bedroom 2

12' x 10' 5" (3.66m x 3.17m)

Having UPVC window to the front elevation, radiator, fitted wardrobes, chest of drawers and bedside tables.

Bedroom 3

14' 7" x 7' 5" (4.45m x 2.26m)

Having UPVC leaded window to the front elevation, radiator and Hammonds fitted bedroom furniture and dressing table.

Bedroom 4

7' 10" x 6' 10" (2.39m x 2.08m)

Having UPVC leaded window to the front elevation, radiator and Hammonds fitted wardrobes.

Family Bathroom

Comprising bath with mixer shower over, Aqata shower cubicle, WC and wash handbasin, with ceiling spotlights, ceramic tiling, radiator and UPVC window to the rear.

Separate W C

Comprising WC and vanity wash handbasin, with heated towel rail and UPVC window to the rear.

To The Outside

The front elevation has an in and out driveway with block paved frontage providing vehicular standing for many cars and gated access to the side. There is access to two separate garages, both with light and power connected; one has electric up and over door and door to the side and the other has up and over door, workshop to the rear and door to the rear garden.

The rear garden has a paved patio area with ornamental walling, matured laid lawn garden, pebbled pathway to the rear, well stocked shrubbery borders and maturing trees and is enclosed with hedging and fencing. There are outside electric points, a large summerhouse to the rear of the garden included into the sale and further seating area.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HIN310355 - 0004

Tenure: Freehold

EPC Rating: E

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