



**Connells**

Greenmoor Road  
Burbage Hinckley



## Property Description

This attractive and extended three-bedroom semi-detached bungalow has recently been renovated and provides the convenience of a bungalow along with the aesthetics of a modern day home in the popular and sought-after location of Burbage. The property benefits from double glazing, gas fired central heating, multiple vehicle block paved driveway and a good sized rear garden.

The accommodation briefly comprising of a spacious entrance hallway, open and spacious living room with plenty of natural lighting, garden room to the rear, modern breakfast kitchen, luxury shower room and three good sized bedrooms.

Additionally, the property benefits from a purpose built home office/summer house which is fully insulated with double glazed bi folding doors, double glazed windows, power and light points.

## Lounge

18' 1" x 10' 8" ( 5.51m x 3.25m )

Having double glazed window to the front elevation, radiator and laminate flooring.

## Modern Breakfast Kitchen

16' x 7' 7" ( 4.88m x 2.31m )

Having a range of modern base units with cupboards and drawers finished in high gloss grey, working surface over, sink with mixer tap, appliance recess points/plumbing, cooker

hood, ladder style radiator, ceiling spotlighting and two double glazed windows to the side elevation.

## Inner Hallway

13' 3" x 6' 10" ( 4.04m x 2.08m )

Having laminate flooring and ladder style radiator and leading to:

## Garden Room

Having double glazed French doors to the rear elevation leading into the rear garden and giving access to bedrooms 2 and 3.

## Bedroom One

11' 5" x 9' 5" ( 3.48m x 2.87m )

Having fitted double wardrobes with mirrored doors, radiator, carpet flooring and double glazed window to the side elevation.

## Bedroom Two

10' 5" x 9' 2" ( 3.17m x 2.79m )

Having radiator, carpet flooring and two double glazed windows to the side elevation.

## Bedroom Three

9' 7" x 6' 3" ( 2.92m x 1.91m )

Having ladder style radiator, carpet flooring and double glazed window to the rear elevation.

## Luxury Shower Room

11' 6" x 5' ( 3.51m x 1.52m )

Comprising fitted shower cubicle with an electric shower and glazed screen, vanity wash hand basin and WC, chrome ladder style radiator and ceramic wall tiling. Obscure double glazed window to the side elevation.

## To The Outside

To the front of the property there is a double width block paved driveway with parking for several vehicles. Gated side access leading to the rear garden.

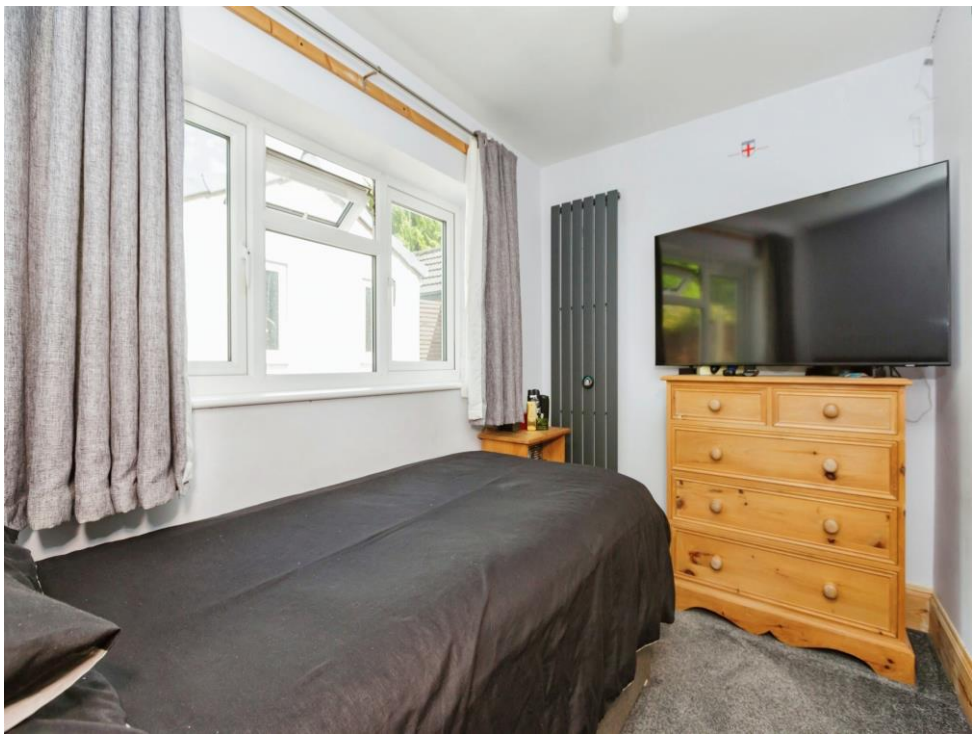
Established and private rear garden with paved patio area, large lawned area and herbaceous borders.

## Home Office / Summer House

18' 10" x 10' 2" ( 5.74m x 3.10m )

Fully insulated with double glazed bi folding doors, double glazed windows, power and light points.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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