



Salem Road, Hinckley, LE10 2DT

£335,000

Beautifully presented and refurbished throughout, this Victorian semi detached property provides a bright, spacious and modern interior blended with original character features across two floors and has well maintained south facing rear gardens with high degrees of privacy and a good sized garage with driveway parking. The property provides scope to extend subject to planning and is located in a sought after positioned in the heart of Old Burbage. Accommodation comprises entrance porch, entrance hall, lounge/sitting room, dining room, kitchen, galleried landing, bedroom one, bedroom two and family bathroom

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 an individual boutique shops along with other amenities.



2 Salem Road, Burbage, Hinckley, LE10 2DT

ENTRANCE HALL

Stairs to first floor, wood laminate flooring, door to living room

LIVING ROOM 10'9" x 10'9" (3.3 x 3.3)

Double glazed bay window to front aspect, wood laminate flooring, feature fireplace, ceiling spot lights

DINING ROOM 12'9" x 10'9" (3.9 x 3.3)

Double glazed doors to rear gardens, feature brick fire place, open plan to kitchen area, tiled flooring

KITCHEN AREA 13'9" x 6'2" (4.2 x 1.89)

Double glazed window to rear aspect, fitted with a modern range of floor and wall units with work surfaces over, integrated and free standing appliances, tiled flooring

FIRST FLOOR LANDING

Loft access, office / work space, carpet flooring, double glazed window

BEDROOM ONE 10'9" x 9'10" (3.3 x 3.0)

Double glazed window, carpet flooring, fitted wardrobes

BEDROOM TWO 13'1" x 8'10" (4.0 x 2.7)

Double glazed window, carpet flooring

BATHROOM 8'10" x 7'6" (2.7 x 2.3)

Matching white bathroom suite with tiled surrounds and separate shower enclosure, double glazed frosted window

GARAGE

Garage with up and over door, power and light, door to rear gardens

REAR GARDENS

Laid to lawn with patio area, access to garden storage shed and garage, gated side access, high degrees of privacy





