



wards
Residential

159 Sapcote Road, Burbage, LE10 2AT
£469,950

Freehold. Wards are delighted to present this show standard extended three bedroom semi-detached house located in the sought after village of Burbage, with field views to the rear and easy access to the M69 Motorway. The recently modernised accommodation has been finished to a high standard to include oak veneer doors throughout and briefly comprises: Ground Floor: Hall, WC, Kitchen/Diner, open-plan Living Room, Utility Room and integral Garage. First Floor: three Bedrooms, Master with Ensuite and balcony. Externally, to the front there is a large block paved driveway and to the rear there are charming gardens with several patio areas, a pergola and summerhouse and views across the fields to the rear. UPVC double glazing and gas fired central heating.

Hall

Composite front door with side windows and chevron laminate flooring.

Kitchen/Diner

4.63 x 7.4 Metres

Recently refitted with an excellent range of off white base and wall units with wood effect working surfaces over and matching upstands. Ceramic one and a half sink and drainer. Integrated Hoover double oven, microwave, Russell Hobbs five burner gas hob with extractor fan over, Electrolux dishwasher and space for a fridge/freezer. Breakfast bar, undercabinet lighting, ceiling spotlights and feature pendant lighting. Tiled flooring and double doors to the Living Room. UPVC double glazed window and French doors to the rear elevation.

Living Room

9.94 x 3.62 Metres

A superb entertaining space with feature corner wood burner on a slate hearth and a dual aspect, having UPVC sliding doors to the rear elevation and bay window to the front elevation.

WC

0.8 x 1.21 Metres

With two piece white suite comprising low flush WC and wash hand basin. Tiled splashbacks and extractor fan.



Landing

4.53 x 2.04 Metres

With loft access hatch and UPVC double glazed window to the front elevation.

Master Bedroom

5.91 x 4.6 Metres

The luxurious bedroom has a dual aspect, with UPVC double glazed French doors with side windows to the rear elevation leading to a balcony and a further window to the front elevation.

Ensuite

2.17 x 1.51 Metres

With three piece white suite comprising wash hand basin over a vanity unit, low flush WC and electric shower in a cubicle. Contrast grey and dark grey tiles to three walls and wood effect tiled flooring. Heated towel rail, extractor fan and ceiling spotlights. Internal window to bedroom.

Bedroom 2

4.24 x 3.64 Metres

Double bedroom with UPVC bay window to the front elevation.

Bedroom 3

3.68 x 3.63 Metres

Double bedroom with UPVC window to the rear elevation.

Bathroom

2.55 x 1.98 Metres

Fitted with a four piece white suite comprising wash hand basin over a grey vanity unit low flush WC, shower in a cubicle and freestanding bath with shower attachment. Tiled splashbacks and terrazzo effect vinyl floor. Heated towel rail and ceiling spotlights. UPVC double glazed window to the rear.





Utility Room

2.25 x 4.49 Metres

With off white base and wall units and marble effect working surfaces over. Plumbing for a washing machine and space for a tumble dryer. Worcester gas fired central heating boiler. Airing cupboard. Laminate flooring, ceiling spotlights and internal timber double glazed window to the Garage.

Garage

4.24 x 4.64 Metres

With up and over door, power and lighting. UPVC double glazed window to the side elevation.

Outside

To the front elevation, there is a large block paved driveway providing off road car parking for numerous vehicles, along with an additional stoned area. Attractive dwarf walling to the pavement edge with attractive planted beds.

To the rear elevation, the charming gardens benefit from views over the fields to the rear. The gardens are predominantly laid to lawn with attractive planted beds. There are various patio areas, including adjacent to the house and to the rear of the plot, where there is also a timber pergola and summerhouse. There is a paved path leading to the rear of the garden, an attractive pond and two timber sheds. The garden is enclosed by a mixture of timber fencing and hedging and benefits from gated access from the front elevation.



EPC Rating - D(68)

Council Tax Band - D

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA : 1765 sq.ft. (164.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



20 Station Road
 Hinckley Leicestershire LE10 1AW

01455 251771
 info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836