



wards  
Residential

6 Johns Close, Burbage, LE10 2LY  
£395,000



Freehold. NO CHAIN. An extended two/three bedroom detached bungalow located on a quiet, highly desirable cul-de-sac in the sought after village of Burbage. Within walking distance of both Hinckley town centre and Burbage village centre and with convenient access to the M69/A5 and local schooling. In need of some modernisation, the spacious accommodation comprises the following: Porch, Hall, two Bedrooms, Bathroom, Lounge/Bedroom 3, Kitchen, Dining Room, integral single Garage, Office, WC and a large boarded loft area with Velux windows and electrical points. Externally, there is a good sized driveway to the front elevation and mature gardens to the rear with an insulated timber shed and greenhouse. Gas fired central heating and part UPVC, part timber majority double glazing.

### **Porch**

With tiled floor, timber front door and timber double glazed windows.

### **Hall**

With storage cupboard and obscured glazing timber door to the Porch.

### **Bedroom 1**

**3.42 x 3.7 Metres**

With fitted wardrobes and drawers with matching bedside tables. UPVC double glazed window to the front elevation.

### **Bedroom 2**

**3.2 x 3.36 Metres**

With fitted wardrobes and UPVC double glazed window to the front elevation.

### **Bathroom**

**1.81 x 3.36 Metres**

With three piece white suite comprising sink over a vanity unit with base and wall units, low flush WC and shower in a shower cubicle. Splashback tiling and heated towel rail. Loft access hatch and single glazed timber window.





## Lounge/Bedroom 3

4.55 x 3.7 Metres

Currently in use as a Lounge but could be a potential Bedroom 3 (subject to relevant local authority consents). With feature gas fire on a stone hearth. Two timber double glazed windows to the side elevation and one single glazed timber window to the rear elevation.

## Kitchen

2.85 x 4.72 Metres

Fitted with a range of base and wall units with working surfaces over and stainless steel one and a half sink and drainer. Freestanding cooker with extractor fan over. Tile effect flooring. Single glazed timber window to the side elevation and internal window to Dining Room.

## Dining Room

4.11 x 4.01 Metres

With timber double glazed French doors with side windows to the Garden and windows to the rear and side elevations.

## Lobby

With electric heater and shelving.

## Garage

6.02 x 3.09 Metres

With up and over door, power, lighting and UPVC door to the rear.





## WC

**1.8 x 0.95 Metres**

With wash hand basin and low flush WC, tiled flooring and UPVC double glazed window to the side elevation.

## Office

**1.79 x 3.03 Metres**

With UPVC double glazed windows to the side and rear elevations.

## Loft Room

The property benefits from a boarded loft room with skylight which is currently accessed by loft ladder but could be a potential Bedroom 3, subject to obtaining relevant local authority consents.

## Outside

To the front elevation, there is a good sized tarmac driveway, screened from the road by dwarf walling with shrubbery borders surrounding, leading to the integral Garage.

To the rear elevation, the good sized mature gardens are an excellent feature of the property. The garden is predominantly laid to lawn with attractive shrubbery borders (with planting including rhododendron, rosemary and rose) and a patio area adjacent to the dwelling. There is an insulated timber shed (2.05m x 6.71m) with power and lighting along with a greenhouse. The garden is enclosed by a mixture of timber hedging and fencing and benefits from gated access from the front elevation.





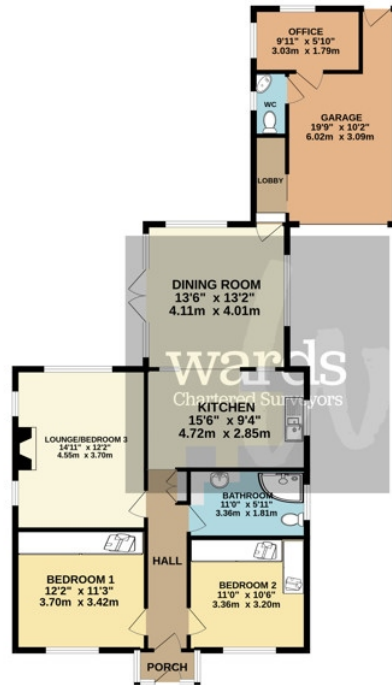
**EPC Rating - E(54)**

**Council Tax Band - D**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
1165 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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.  
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