



162 Sapcote Road, Burbage, LE10 2AY  
£425,000

wards  
Residential

Freehold. NO CHAIN. A superb opportunity to acquire this charming, characterful four bedroom semi-detached house located on one of Burbage's most sought after roads. The property has a wealth of period features including original doors and picture rails to most rooms and benefits from convenient access to the M69. The well proportioned accommodation briefly comprises: Ground Floor: Entrance Hall, Dining Room, Lounge, Kitchen, WC and Utility Room. First Floor: four Bedrooms and Family Bathroom. Externally, there is a good sized driveway to the front elevation and attractive gardens to the rear, currently with views over the surrounding fields. UPVC double glazing and gas fired central heating.

### **Entrance Hall**

**3.54 x 1.95 Metres**

With understairs store cupboard and UPVC double glazed door to the front elevation.

### **Dining Room**

**4.11 x 3.5 Metres**

With electric fire on slate effect hearth with stone effect surround and UPVC double glazed bay window to the front elevation.

### **Lounge**

**3.83 x 3.5 Metres**

With gas fire with stone effect hearth and surround and UPVC double glazed French doors to the rear elevation.

### **Kitchen**

**2.71 x 4.41 Metres**

Fitted with a range of wood base and wall units with solid work surfaces over and stainless steel one and a half sink and drainer. Integrated appliances include a Bosch electric hob with extractor fan over, double oven, dishwasher and fridge. Tiled floor and splashbacks. UPVC double glazed windows to the side and rear elevation, along with a door to the rear.



## WC

1.29 x 2.18 Metres

With sink over vanity unit, low flush WC, heated towel rail and extractor fan. Tiled floor and splashbacks.

## Utility Room

2.32 x 2.24 Metres

With white base and wall units with black granite effect work surfaces over. Electric heater and tiled floor. UPVC double glazed window to the side elevation.

## Landing

4.44 x 1.96 Metres

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

## Bedroom 1

3.84 x 3.5 Metres

With UPVC double glazed window to the rear elevation.

## Bedroom 2

3.34 x 3.5 Metres

With UPVC double glazed window to the front elevation.

## Bedroom 3

3.82 x 2.27 Metres

With UPVC double glazed window to the rear elevation.





### **Bedroom 4**

**3.37 x 2.27 Metres**

With UPVC double glazed window to the front elevation.

### **Bathroom**

**2.71 x 1.98 Metres**

Fitted with a three piece suite comprising pedestal sink, low flush WC and bath with shower over. Extractor fan. Tiled floor and splashbacks. Airing cupboard with Vaillant gas fired central heating boiler. UPVC double glazed window to the rear elevation.

### **Outside**

To the front elevation, there is a large stoned driveway with shrubbery borders and a paved path from the front door to the side access. There is dwarf walling abutting the pavement and a mixture of hedging and timber fencing to either side. There is an external store with double timber doors and power to the front of the property. To the rear elevation, the gardens are a superb feature of the property. There is a patio area adjacent to the house, with a stepping stone path leading to a further patio at the rear of the plot, with timber shed and pergola. The garden itself is predominantly laid to lawn with well established shrubbery borders. The garden is enclosed by a mixture of timber fencing and hedging and benefits from gated side access from the front elevation.



**EPC Rating - D(63)**

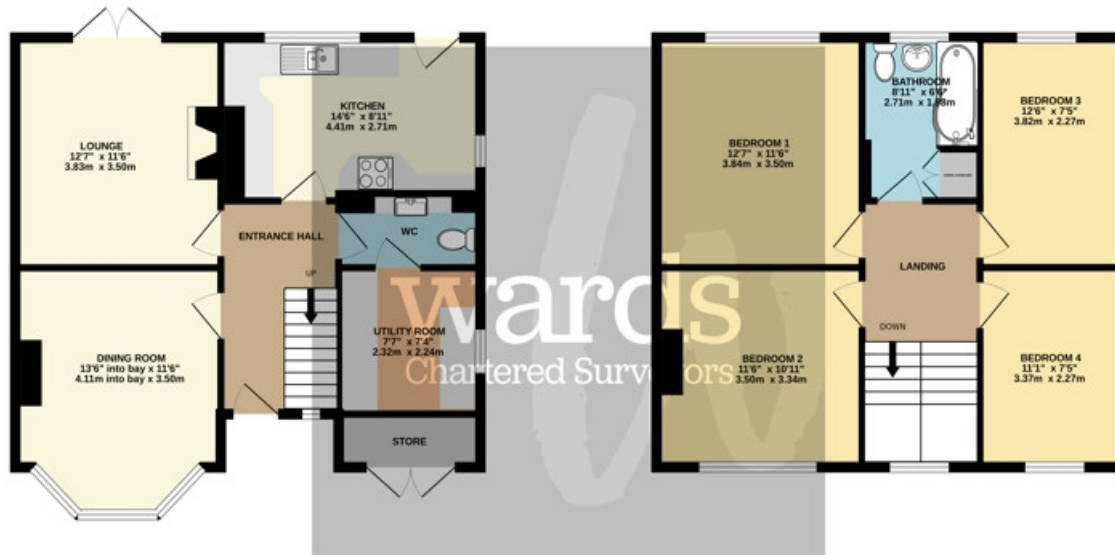
**Council Tax Band - C**

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



GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR  
603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.7 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.  
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