



Meadow View, 2 The Courtyard, Burbage, LE10 2UD
£300,000

wards
Residential

Freehold

The subject property comprises a unique characterful three storey, three bedroom townhouse, located in a beautiful private courtyard close to Burbage Common, and benefits from views toward open fields from the rear elevation. The property is perfectly positioned between Burbage village and Hinckley town centre, with both within easy walking distance. The accommodation comprises: Ground Floor: Hall, Kitchen/Diner, WC, Lounge. First Floor: Master Bedroom, Bedroom 3 and Jack and Jill Bathroom. Second Floor: Bedroom 2. Externally, to the rear elevation there is a garden area. Carport with two car parking spaces. Gas fired central heating and double glazing. Along with stylish blinds included for the Hall, Kitchen, Master Bedroom, Bathroom, and Bedroom 2. Council Tax Band: D. Security Deposit: £1326 . EPC Rating: C.

Hall

1.16 x 3.34 Metres

With timber front door and side windows. Stairs leading to First Floor.

Kitchen/Diner

4.29 x 3 Metres

The Kitchen is fitted with a good range of base and wall units, with granite work surfaces over and ceramic tiled splashback. Inset one and a half sink a trainer with draining grooves. Integrated appliances include dishwasher, washing machine, fridge, freezer, electric oven and four ring gas hob with a stainless hood over. Tiled flooring. Window to front elevation.

Master Bedroom

4.6 x 3 Metres

With window to the rear elevation, with views towards Burbage Common.



Bedroom 3

3.26 x 3 Metres

With full height window to the front elevation, overlooking The Courtyard.

Bathroom

3.5 x 1.9 Metres

A recently refitted 'Jack and Jill' style Bathroom, with doors from both the Landing and Master Bedroom. Fitted with a four piece white suite comprising pedestal sink, low flush WC, bath and shower in a shower cubicle. Wood effect flooring and stylish metro tile splashbacks. Window to rear elevation.

WC

1.84 x 0.84 Metres

Two piece white suite comprising low flush WC and wash hand basin. Tiled flooring, extractor fan and ceiling spotlights.

Lounge

3.68 x 5 Metres

With French Doors and side windows leading to the rear gardens. Timber flooring and ceiling spotlights.





Lobby

1.44 x 1.9 Metres

With full height window to the front elevation. Stairs leading to the Second Floor.

Bedroom 2

5 x 5 Metres

With skylight to the front elevation.

Outside

Externally, to the front elevation there is a paved pathway leading to the front door, with a lawned area either side. Nearby is a carport with parking for two cars. To the rear elevation, the charming gardens benefit from views over the adjacent paddocks and towards Burbage Common. There is a patio area adjacent to the dwelling, with a block paved path leading towards a timber shed. Additionally there is a lawned area and the gardens are enclosed by a mixture of walling and timber fencing.



EPC Rating - C(78)

Council Tax Band - D

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





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