



**Beechwood Avenue, Burbage
Hinckley LE10 2HD
Asking Price £525,000**

Pointons Estate Agents are proud to bring to the market this well presented detached property in the popular location of Burbage, close to great network links and local amenities.

The accommodation benefits from gas central heating and double glazing and comprises of; Entrance porch, two reception rooms, a large 8 meter lounge, ground floor shower room, utility room and fully fitted kitchen with a range cooker and island. To the first floor you will find five bedrooms, master with en-suite shower room off and fitted wardrobes, and the family bathroom. Externally the property offers a driveway for multiple cars and access to a garage with the rear garden mostly laid to lawn. An internal inspection is strongly recommended and viewings are by prior appointment via the agents.



Porch

Enter through a composite door to porch with two windows to side, door to:

Hallway

Radiator, alarm panel, under stair storage, stairs to first floor, doors to:

Reception 1

10'7" x 11'11" (3.23m x 3.62m)

Box bay window to front, fireplace, two wall light points,

Reception 2

11'11" x 9'0" (3.62m x 2.75m)

Box bay window to front, Single radiator, door to:

Lounge

26'6" x 15'4" (8.08m x 4.67m)

Window to rear and side, fireplace, four wall light points, sliding door to garden.

Kitchen

15'3" x 12'0" (4.66m x 3.66m)

Fitted with a matching range of base and eye level units with worktop space over, freestanding kitchen island with low lever units, twin bowl stainless steel sink with mixer tap and drainer, integrated range cooker and six ring gas hob, Additional integrated electric oven, window to side and rear, door.

Utility

5'6" x 7'7" (1.68m x 2.32m)

Plumbing for washing machine, vent for tumble dryer, door to:

Shower Room

5'5" x 7'7" (1.64m x 2.32m)

Three piece suite with shower cubical, toilet and pedestal wash basin with mixer tap, tiling to all walls, tiling to all walls, heated towel rail, window to side.

Master Bedroom

14'0" x 15'3" (4.26m x 4.65m)

Window to rear, full length fitted wardrobe with sliding doors, single radiator, two wall lights, door to:

En-suite

4'7" x 9'5" (1.39m x 2.88m)

Three piece suite with shower cubical, toilet and pedestal wash basin with mixer tap, window to side, heated towel rail.

Bedroom 2

14'0" x 11'11" (4.26m x 3.62m)

Window to rear, full length fitted wardrobe with sliding doors, single radiator.

Bedroom 3

11'7" x 12'0" (3.52m x 3.67m)

Window to side, full length fitted wardrobe with sliding doors, single radiator.

Bedroom 4

10'10" x 11'11" (3.29m x 3.62m)

Window to front, full length fitted wardrobe, double radiator.

Bedroom 5

11'6" x 9'0" (3.50m x 2.75m)

Window to front, Storage cupboard, radiator.

Family Bathroom

6'5" x 12'2" (1.96m x 3.70m)

Four piece suite with separate shower cubical, bath with mixer tap and shower hose, toilet, wash basin with mixer tap and underneath storage, tiling to all walls, heated towel rail.

Externally

To the front: Double driveway with access to a garage, enclosed walled lawn with surrounding shrubs.

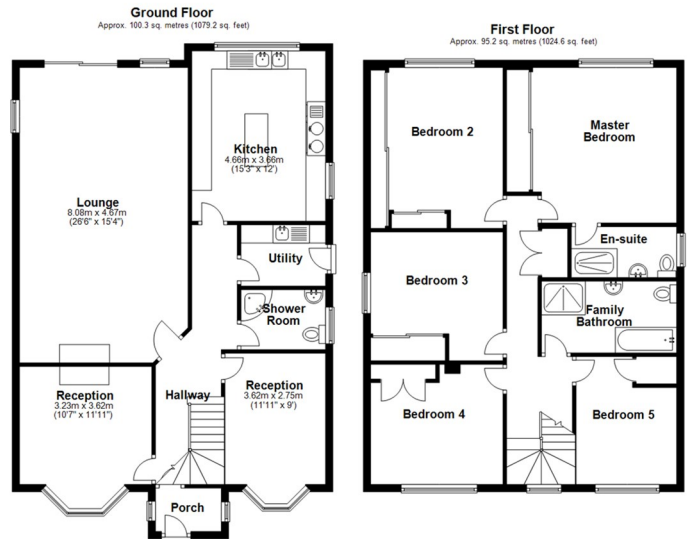
To the rear: Fully enclosed garden with patio and mostly laid with lawn

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Tenure

Freehold / Council Tax Band - E



Total area: approx. 195.4 sq. metres (2103.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		71	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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