



## 17 Higham Way

Burbage, Hinckley, LE10 2PU

Offers Over £200,000



A traditional semi detached 2 bedroom house, set behind a deep lawned fore garden and occupying a corner commanding position with vehicle access and secure parking to the rear of the property. Additional benefits of gas central heating and PVCu double glazing. New windows and back door.

Ideally located close to all local amenities and accessible for commuting to all major road links such as the A5, M69 and M1.



### Reception hall 4'3" x 3'11" (1.31 x 1.20)

Stair case to the first floor and composite styled door.

### Lounge (front) 15'5" (max) x 11'5" (max) (4.70 (max) x 3.49 (max))

PVCu double glazed window, radiator and open hearth fire with raised hearth.

### Modern Breakfast kitchen (rear) 12'9" x 9'5" (3.90 x 2.89)

PVCu double glazed window, ceramic tiled floor, resin sink, range of base and wall units (6 base and 5 wall), associated work surfaces and room sealed gas fire.

### Utility room (rear) 9'5" x 5'6" (2.89 x 1.68)

Work surface, plumbing for washing machine, ceramic tiling, under stairs cupboard, obscure PVCu double glazed door and PVCu double glazed window.

### First floor landing 10'7" x 6'10" (3.24 x 2.09)

### Separate WC 5'8" x 2'7" (1.75 x 0.80)

Obscure PVCu double glazed window and low flush wc.

### Bathroom (rear) 5'8" x 4'8" (1.75 x 1.44)

Comprising of a panel bath, wash hand basin, ladder styled radiator and obscure PVCu double glazed window.

### Bedroom 1 (Front) 15'5" x 9'11" (4.70 x 3.03)

PVCu double glazed window, radiator and fitted cupboard.

### Bedroom 2 (rear) 12'5"(max) x 11'2"(max) (3.81(max) x 3.42(max))

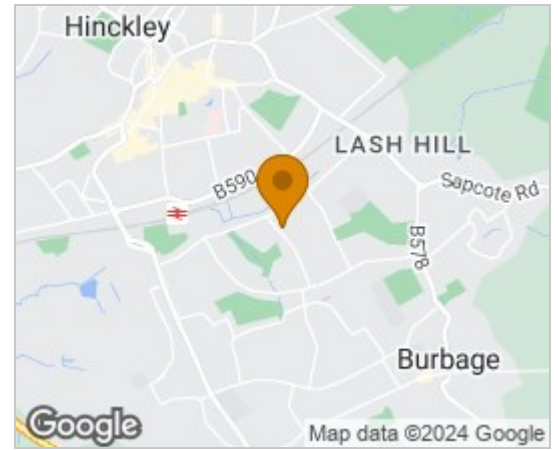
PVCu double glazed window and radiator.

### Outside

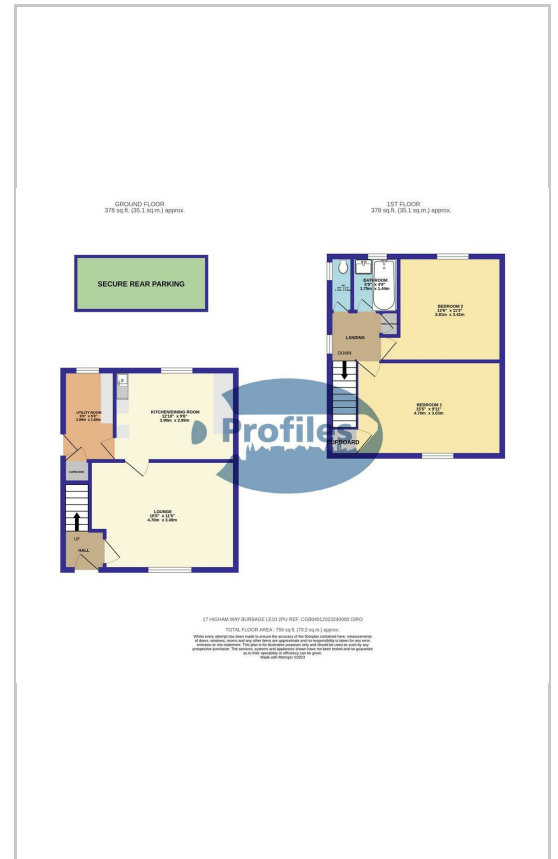
Deep lawned fore garden with gated access to the rear garden.

Rear garden with gated vehicle access with secure parking (3 cars), block paving and water tap.

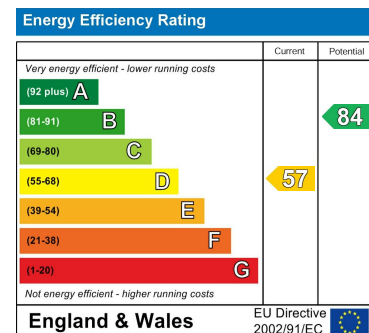
### Area Map



### Floor Plans



### Energy Efficiency Graph



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