



35 Freemans Lane

Burbage, Hinckley, LE10 2HZ

Offers In The Region Of £320,000



An attractive deceptively spacious 3 bedroomed semi detached house, located within minutes walking distance from Burbage village centre and all local amenities. Additional benefits of gas central heating (condensing combination boiler), PVCU double glazing, cavity wall insulation, 4 car driveway and tandem carport.

Ideally located for commuting to all major road links such as the M69, M1, M6 and M69.

MUST BE VIEWED.



Fully enclosed porch 4'9" x 3'8" (1.46 x 1.13)
Obscure PVCu double glazed composite door.

Attractive lounge (front) 11'5" x 10'9" (3.50 x 3.29)
PVCu double glazed window, radiator and coving.

Guest cloakroom 5'1" x 2'5" (1.57 x 0.75)
Wash hand basin in vanity unit with base unit in high gloss, low flush wc, laminate floor, obscure PVCu double glazed window and ladder styled (electric) radiator.

Modern spacious Breakfast /kitchen/dining room 19'3" x 11'4" (5.89 x 3.46)
Anthracite composite sink, range of attractive base and wall units (9 base and 2 wall, inclusive of pan drawers, twin 'pull out' spice racks), associated work surfaces and integral breakfast bar, split level ceramic hob, electric (fan assisted) oven, extractor hood (ducted), combi micro wave, ladder styled radiator, down lights to the ceiling, fitted double base cupboard and PVCu double glazed window.

Utility room (rear) 5'11" x 5'0" (1.81 x 1.53)
Anthracite composite sink with chrome mixer tap, 2 base cupboards, associated work surfaces, ceramic tiled floor, PVCu double glazed window, obscure PVCu double glazed door, laminate floor, plumbing for a washing machine, shelving and a wall mounted (fan assisted) gas fired condensing combination boiler (Ideal Esprit Eco2).

First floor landing 9'6" (max) x 5'8" (max) (2.91 (max) x 1.73 (max))
Obscure PVCu double glazed window, roof void access leading part boarded roof space via an aluminium retractable ladder.

Bedroom 1 (rear) 13'8" (max) x 11'6" (max) (4.19 (max) x 3.52 (max))
PVCu double glazed window, radiator, fitted built-in wardrobe and further double wardrobe,

Bedroom 2 (front) 13'8" (max) x 11'4" (max) (4.18 (max) x 3.46 (max))
PVCu double glazed window, radiator and coving.

Bedroom 3 (front) 9'0" x 8'6" (2.76 x 2.60)
PVCu double glazed window, radiator fitted cupboard with shelving and attractive wall panelling.

Modern shower (rear) Fully tiled 7'8" x 6'2" (2.34 x 1.90)
Electric shower, wash hand basin, low flush wc, extractor fan, radiator and PVCu double glazed window.

Outside
Front garden with 2 to 3 car driveway.

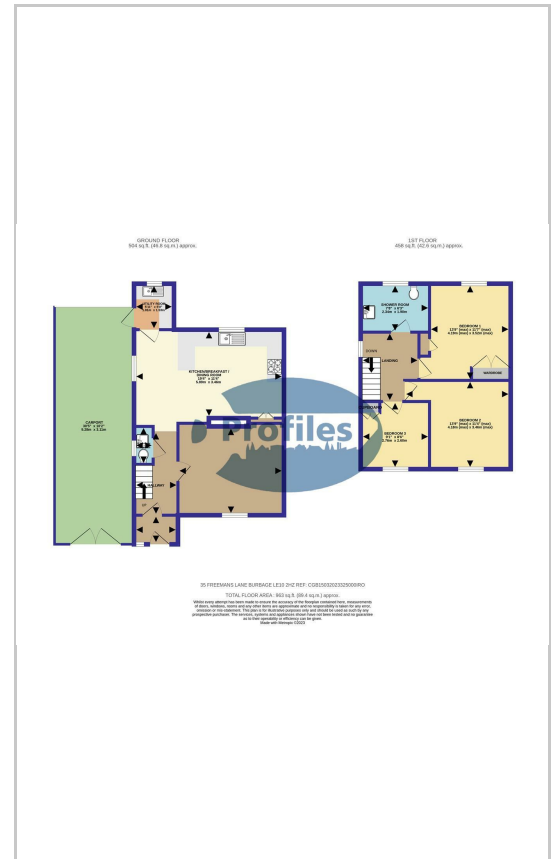
Enclosed secluded rear garden with patio.
Garden shed (approx. 2.7 x 2.5).

Tandem carport 30'6" 12'5" (9.30 3.81)
with security light, water tap and power points.

Area Map



Floor Plans



Energy Efficiency Graph

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	

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