



42a Britannia Road

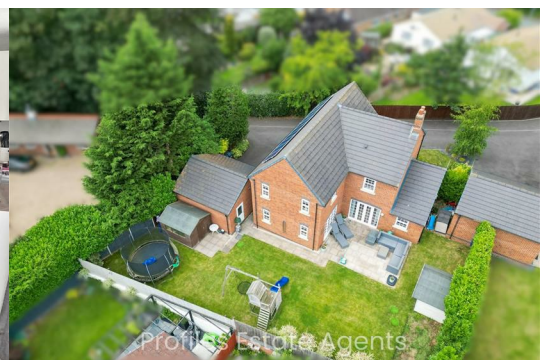
Burbage, Hinckley, LE10 2HF

Offers In The Region Of £630,000



A truly exceptional show standard, 4 bedroom, 3 bathroom family detached house occupying a secluded position and approached via a shared private driveway and is one of three executive houses. The property was constructed in 2016 by the reputable 'Bellway' Homes' in the 'Diseworth' design and has the remaining period of the usual NHBC guarantee or similar 'New Build' warranty. Additional benefits of gas central heating (condensing boiler), PVCu double glazing, intruder alarm, water meter and water softener), double garage, picturesque rear garden and photovoltaic panels with feeder tariff (included within the freehold title),

The property is within walking distance of Burbage village, the 'Horsepool' and local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M1 and M1.



Porch 4'5" x 2'1" (1.35 x 0.64)

Reception hall 19'6" (max) x 16'6" (max) (5.96 (max) x 5.05 (max))

Polished ceramic tiled floor, cloakroom cupboard, radiator, easy tread staircase via spindle balustrade leading to the first floor and understairs cupboard.

Study (front) 11'7" x 10'3" (into bay) (3.55 x 3.13 (into bay))

Walkin PVCu double glazed bay window and double radiator.

Magnificent lounge (rear) 16'11" x 16'5" (5.16 x 5.01)

Twin PVCu double glazed french doors and adjacent PVCu double glazed windows, radiators, further PVCu double glazed windows to the rear and side elevations and radiators.

Separate dining room (front) 11'9" x 11'0" (into bay) (3.59 x 3.37 (into bay))

Walkin PVCu double glazed bay window and double radiator.

Utility room (front) 9'6" x 6'10" (2.92 x 2.10)

PVCu double glazed window, stainless steel sink unit, range of base and wall units (5 base and 3 wall), associated work surface, radiator, polished ceramic tiled floor, wall mounted gas fired condensing boiler (Ideal Logic Heat 18), roof void access hatch and plumbing for a washing machine.

Luxurious fitted breakfast kitchen (rear) 19'11" x 12'3" (6.08 x 3.75)

Stainless steel sink, range of attractive base and wall units (7 base inclusive of pan drawers and 4 wall) finished in soft cream, associated work surfaces, split level induction hob, electric double (fan assisted) oven, extractor hood (ducted), integrated dishwasher, fridge and freezer, polished ceramic tiled floor, twin PVCu double glazed french doors with adjacent PVCu double glazed windows, further PVCu double glazed window and double radiator.

First floor landing 17'6" x 6'6" (5.35 x 2.00)

Roof void access, airing cupboard, smoke alarm and radiator.

Bedroom 1 (rear) 21'2" (max) x 16'5" (max) (6.46 (max) x 5.01 (max))

Fitted luxury wardrobes, twin double wardrobes finished in high gloss, further fitted double and single wardrobes and PVCu double glazed windows and radiator.

En suite bathroom (side) 9'0" x 7'3" (2.75 x 2.22)

Full suite in white, panel bath, wash hand basin, low flush wc, fitted separate double shower cubicle with a chrome mixer shower, obscure PVCu double glazed side window and radiator.

Bedroom 2 (rear) 11'0" x 9'9" (3.366 x 2.99)

PVCu double glazed window, radiator, fitted luxury wardrobes, twin double and single wardrobes finished in high gloss.

Ensuite Shower (side) 6'6" x 6'0" (2.00 x 1.84)

fitted double shower cubicle with mixer shower, wash hand basin, low flush wc, ceramic tiling, radiator and extractor fan.

Bedroom 3 (front) 12'4" (max) x 11'0" (max) (3.77 (max) x 3.36 (max))

PVCu double glazed window and radiator.

Bedroom 4 (front) 9'9" x 9'3" (2.98 x 2.82)

PVCu double glazed window and radiator.

Luxury bathroom (side) 9'0" x 7'3" (2.75 x 2.22)

Full suite in white, panel bath, wash hand basin, low flush wc, fitted double shower cubicle with chrome mixer shower, obscure PVCu double glazed side window and radiator.

Outside

Picturesque south westerly facing rear garden, established lawn, patio, security light, water tap and side gated access.

Attractive front garden with lawn and paved path.

Double detached garge 17'3" x 17'2" (5.27 x 5.25)

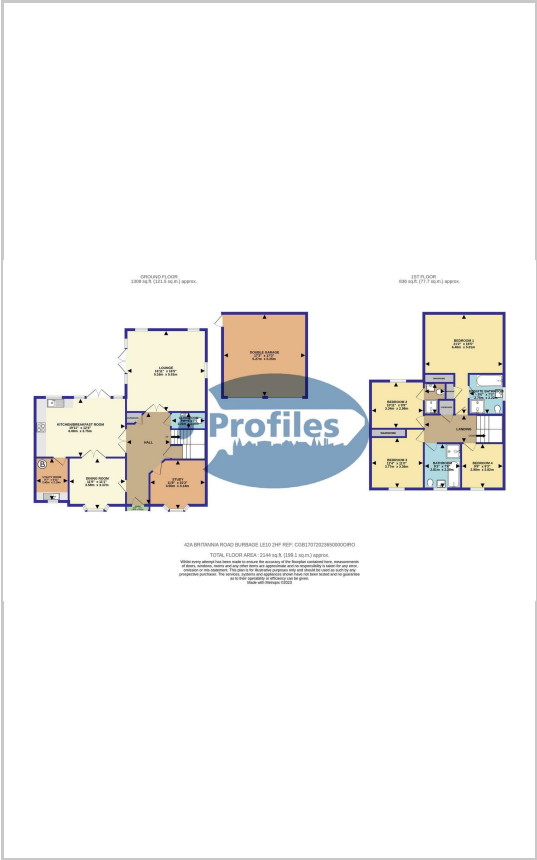
With twin iup and over doors, light and power points, storage to the roof void and side door.

Tarmacadam double width driveway.

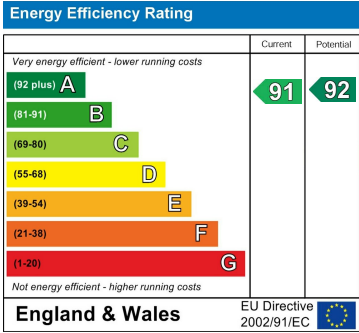
Area Map



Floor Plans



Energy Efficiency Graph



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