



Profiles Estate Agents

6 Plum Crescent

Burbage, Hinckley, LE10 2NW

Offers In The Region Of £387,500



A show standard modern 4 double bedroom, 2 bathroom, family detached house, constructed by Charles Church in the "Banbury" design and having the remainder period of the usually NHBC guarantee or similar 'New Build' warranty. Forming part of a popular and sought after location, close to all local amenities and accessible for commuting to all major road links.

Additional benefits of, gas central heating (condensing boiler), PVCu double glazing, modern breakfast kitchen, bedroom 1 with en-suite shower, modern bathroom with shower, 2 car driveway, enclosed picturesque rear garden, intruder alarm and water meter.

NO CHAIN.

VIEWING ESSENTIAL.



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Reception Hall 17'4" (max) x 14'10" (max) (5.30 (max) x 4.53 (max))

Composite obscure double glazed door, smoke alarm, easy tread staircase, ceramic tiled floor, understairs cupboard and radiator.

Guest cloakroom (side) 6'5" x 3'1" (1.98 x 0.96)

Suite in white, low flush wc, wash hand basin, ceramic tiled floor and extractor fan.

Attractive dining room (front) 15'1" (into bay) x 9'9" (max) (4.62 (into bay) x 2.99 (max))

Walkin PVCu double glazed bay window and double radiator.;

Spacious lounge (rear) 15'9" x 13'0" (4.82 x 3.97)

Twin PVCu double glazed french doors and adjacent PVCu double glazed side window, feature electric wall mounted fire and double radiator.

Spacious 'Symphony' breakfast kitchen (rear) 13'0" x 10'3" (3.97 x 3.13)

Stainless steel sink unit, range of attractive base and wall units finished in high gloss soft cream (\$base and 5 wall) associated worksurfaces, breakfast bar, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), ceramic tiled floor, double radiator, twin PVCu double glazed french doors, plumbing for a washing machine and a wall mounted gas fired condensing combination boiler (Glow Worm Ultracom 35cxi).

First floor landing 13'2" (max) x 7'7" (max) (4.02 (max) x 2.32 (max))

Linen cupboard, roof void access and smoke alarm.

Bedroom 1 (rear) 12'8" (max) x 12'1" (max) (3.88 (max) x 3.69 (max))

PVCu double glazed window, radiator and fitted double wardrobe.

En-suite shower 6'10" x 5'8" (2.09 x 1.74)

Suite in white, fitted shower cubicle with chrome mixer shower, wash hand basin, low flush wc, LVT floor, ladder style radiator, shaver point, obscure PVCu double glazed side window and extractor hood.

Bedroom 2 (front) 14'3" x 9'11" (4.36 x 3.03)

PVCu double glazed window and radiator.

Bedroom 3 (rear) 13'2" x 8'6" (4.02 x 2.61)

PVCu double glazed window and radiator.

Bedroom 4 (front) 13'8" (max) x 8'5" (max) (4.17 (max) x 2.59 (max))

PVCu double glazed window and radiator.

Modern bathroom (side) 10'4" (max) x 5'10" (max) (3.16 (max) x 1.79 (max))

Full suite in white, panel bath with an electric shower and side glazed screen, wash hand basin, low flush wc, obscure PVCu double glazed window, chrome ladder style radiator, ceramic wall tiling, extractor fan, chrome ladder style radiator, laminate floor,and ceramic wall tiling

Outside

Picturesque enclosed rear garden with established lawn, gated side access with water tap, feature decking, raised flower beds and pergola.

Front garden with 2 car driveway and lawn.

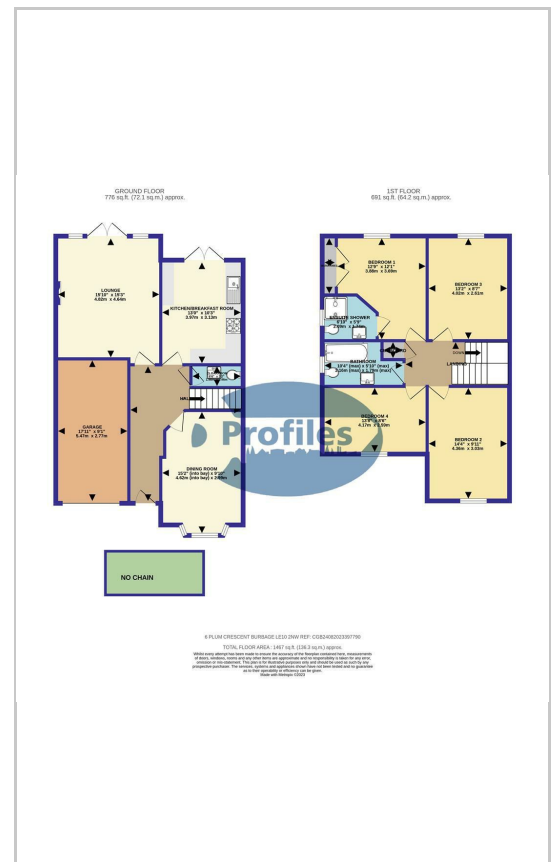
Garage 17'11" x 9'1" (5.47 x 2.77)

With up and over door, light and power points.

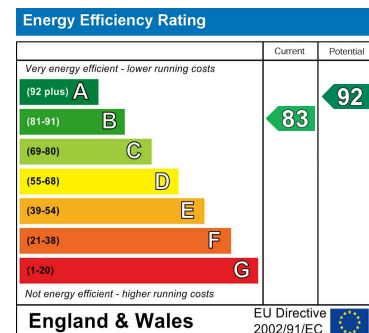
Area Map



Floor Plans



Energy Efficiency Graph



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