



Profiles Estate Agents

16 Salisbury Road

Burbage, Hinckley, LE10 2AR

Offers In The Region Of £525,000



A stunning and immaculately presented, 4 double bedroomed, family detached house, ideally located in a sought after and popular location, with an open aspect to the front. The property has been maintained to the highest standard, additional benefits of gas central heating (condensing regular boiler), PVC double glazing, southerly facing rear garden, 2 reception rooms, spacious breakfast/kitchen, cavity wall insulation, PVCu fascia and soffits, sun lounge extension, fitted wardrobes to all the bedrooms, double garage and four car driveway.

Ideally located close to all local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



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Fully enclosed porch 8'8" x 5'2" (2.66 x 1.60)
 PVCu double glazed windows and door.

Reception hall 15'1" x 6'2" (4.62 x 1.90)
 Easy tread staircase with balustrade leading to the first floor and radiator.

Guest cloakroom 6'0" x 4'5" (1.84 x 1.36)
 Suite in white, low flush wc with concealed cistern wash hand basin in vanity unit, internal ornate window. with twin base doors.

Utility room (side) 9'9" x 7'0" (2.99 x 2.14)
 Stainless steel sink unit, range of base units, associated work surfaces, plumbing for a washing machine, obscure PVCu double glazed side window, obscure PVCu double glazed side door and a wall mounted fan assisted gas fired condensing regular boiler (Glow Worm Ultra HXI).

Spacious well appointed Breakfast/Kitchen (rear) 15'7" x 12'2" (4.76 x 3.73)
 Twin bowled stainless steel sink, range of attractive base and wall units (9 base, larger cupboard and 8 wall) finished in white with contrasting work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, double radiators and PVCu double glazed window.

Through lounge 22'8" x 11'10" (6.92 x 3.63)
 PVCu double glazed bay window, feature rustic brick fire place with live gas fire, radiators and coving.

Dining Room (rear) 12'3" x 10'1" (3.75 x 3.09)
 PVCu double glazed window, double radiator, and glazed sliding doors.

Sun lounge extension (rear) 13'9" x 10'2" (4.21 x 3.10)
 PVCu double glazed windows, sliding PVCu double glazed doors and obscure PVCu double glazed side window.

First floor landing 19'11" x 7'5" (6.09 x 2.27)
 Airing cupboard, roof void access, storage to the eaves, radiator and PVCu double glazed window.

Bedroom 1 (rear) 15'11" x 12'3" (4.86 x 3.74)
 PVCu double glazed window, radiator, fitted double wardrobe with bridging unit, twin bed base units, twin alcoves, fitted triple wardrobe and coving.

Bedroom 2 (rear) 12'2" x 11'4" (3.71 x 3.46)
 PVCu double glazed window, radiator. fitted twin double wardrobes and coving.

Bedroom 3 (rear) 12'2" x 11'1" (3.71 x 3.39)
 PVCu double glazed window, radiator and fitted double wardrobe.

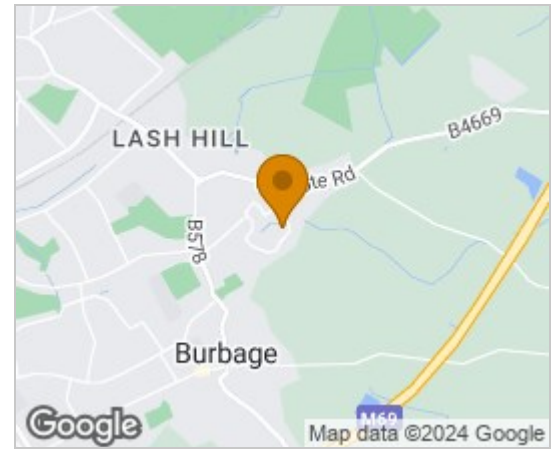
Bedroom 4 (front) 12'4" x 8'0" (3.76 x 2.46)
 PVCu double glazed window, radiator and fitted double wardrobe range of wall units.

Modern spacious shower room (side) 10'11" x 9'6" (3.33 x 2.92)
 Obscure PVCu double glazed side window, suite in white, fitted double shower cubicle with an electric shower, low flush wc, bidet, wash hand basin in vanity unit with a range of base units, chrome ladder style radiator and shaver point.

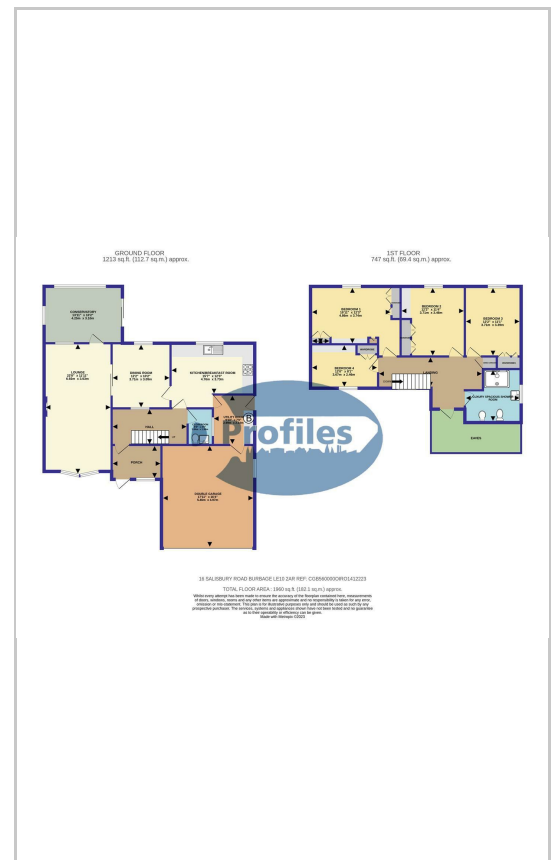
Outside
 Established southerly facing rear garden, with gated side access, lawn, patios, mature shrubs and bushes, herbaceous borders and water tap. Attractive front garden, with lawn, double width driveway with parking for several cars.

Double garage 17'10" x 16'3" (5.46 x 4.97)
 With electric up and over door, power and light points, side window and interior door leading directly in the utility room.

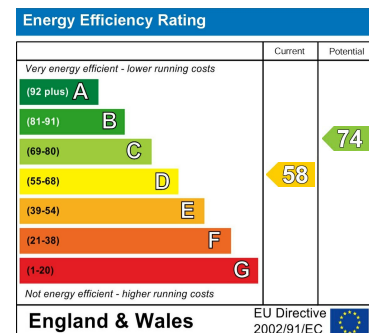
Area Map



Floor Plans



Energy Efficiency Graph



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