



## 48 Windsor Street

Burbage, Hinckley, LE10 2EE

Offers In The Region Of £352,500



An attractive family detached house occupying a corner commanding position in the pictureques village of Burbage. Ideally located within walking distance of local amenities and the 'horse pool'. Additional benefits of gas central heating (combination boiler), PVCu double glazing, block paved driveway, spacious breakfast kitchen /dining room, attractive lounge, well appointed bathroom and no chain.

Ideally located and accessible to all major road links, such as the M<sup>9</sup>, M1, M6 and A5..



## Canopy porch

With outside light point.

## L shaped kitchen / dining room (through) 19'10" (max) x 13'0" (max) (6.06 (max) x 3.97 (max))

Composite sink, range of base and wall units (10 base and 6 wall), associated work surfaces, radiator, PVCu double glazed windows, obscure PVCu double glazed doors, coving and wall mounted fan assisted combination gas fired boiler (Baxi Assure).

## Attractive lounge (rear) 15'7" x 12'8" (4.77 x 3.87)

Double glazed window, radiator, easy tread staircase leading to the first floor, live gas fire with raised side plinths, hearth and feature canopy, double glazed side window and coving.

## Inner hallway 3'11" x 2'11" (1.20 x 0.90)

## Guest cloakroom 6'3" x 5'1" (1.93 x 1.56)

Suite in white, wash and basin, low flush wc and obscure glazed port hole window.

## First floor landing 11'8" (max) x 10'2" (max) (3.57 (max) x 3.11 (max))

Roof void access hatch, coving fitted cupboard and PVCu double glazed window.

## Bedroom 1 (rear) (Dual aspect) 13'2" (max) x 11'11" (max) (4.02 (max) x 3.64 (max))

PVCu double glazed windows to the rear and side, radiator, fitted triple wardrobe, fitted double wardrobe, range of base units, and radiator.

## Bedroom 2 (front) (Dual aspect) 9'4" x 7'4" (2.86 x 2.24)

PVCu double glazed windows, radiator and fitted triple wardrobe.

## Spacious bathroom (rear) Fully tiled. 13'9" (max) x 6'3" (max) (4.21 (max) x 1.92 (max))

Full suite, panel bath, bidet, low flush wc, oval wash hand basin in vanity unit with two base doors, fitted separate shower cubicle with mixer shower, radiator and obscure double glazed window.

## Outside

Front garden with block paved path.

Low maintenance side garden

Enclosed walled rear garden with paved patio.

Block paved driveway.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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