



73 Featherston Drive

Burbage, Hinckley, LE10 2PW

Offers In The Region Of £269,950



A tastefully decorated, extended 3 bedroom semi detached house. The property forms part of a popular residential location and is set back behind a service road. Additional benefit of a modern fitted breakfast kitchen, luxury bathroom with shower, extended family room, 3 good sized bedrooms, PVCU double glazed, gas central heating (condensing combination boiler), cavity wall insulation, established rear garden and driveway. Located close to all local amenities, to include local schools, shops and regular public transport services. Ideally situated and accessible for commuting to major road links such as the A5, M69, M6 and M1.

VIEWING ESSENTIAL.

NO CHAIN.



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Reception hall 10'9" x 6'1" (3.28 x 1.86)

Easy tread staircase leading to the first floor, laminate floor, PVCu double glazed side window, cloak cupboard, PVCu double glazed door and smoke detector.

Attractive lounge (front) 15'5" (max) x 12'2" (max) (4.72 (max) x 3.72 (max))

Feature live gas fire in an attractive surround with raised hearth, radiator, coving and PVCu double glazed window

Luxury fitted breakfast kitchen/dining room (rear) 21'6" x 10'4" (6.57 x 3.16)

Stainless steel sink unit, range of attractive base and wall units (8 base and 7 wall) associated work surfaces, integral breakfast bar, split level induction hob, electric (fan assisted) oven, extractor hood (ducted), fitted dishwasher, plumbing for a washing machine, tall cupboard, ceramic wall tiling, wall mounted fan assisted condensing combination boiler (Worcester Green star 25SI), down lights to the ceiling, ceramic tiled floor with electric thermostatically controlled under floor heating to the kitchen, PVCu double glazed window, under stairs cupboard, coving and a wall light point.

Family room extension (rear) 11'10" x 10'6" (3.62 x 3.22)

Laminate floor, wall light point, radiator, PVCu double glazed window and PVCu double glazed patio doors.

First floor landing 7'10" x 7'6" (2.39 x 2.29)

Roof void access, linen cupboard and PVCu double glazed side window.

Luxury bathroom (rear) Fully tiled. 7'4" x 5'7" (2.26 x 1.72)

Full suite in white, 'P shaped' bath with an electric shower, rainfall head and side screen, low flush wc with conceal cistern, oval wash hand basin with base unit and doors finished in 'high gloss' white, laminate floor, obscure PVCu double glazed windows to side and rear, chrome ladder style radiator and extractor fan.

Bedroom 1 (rear) 14'0" x 10'8" (4.28 x 3.26)

PVCu double glazed window, radiator, fitted double wardrobe and coving.

Bedroom 2 (front) 13'11" (max) x 10'7" (max) (4.25 (max) x 3.25 (max))

PVCu double glazed window and radiator.

Bedroom 3 (front) 9'10" x 7'9" (3.02 x 2.38)

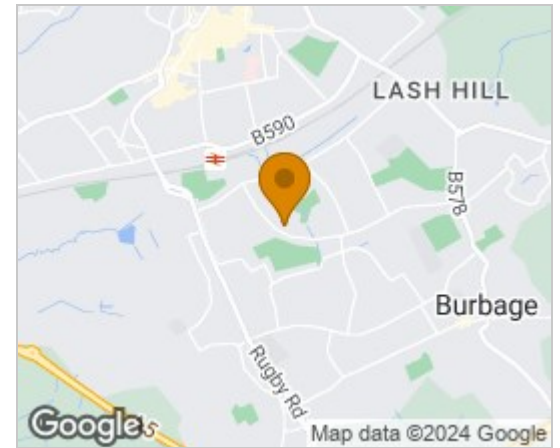
PVCu double glazed window and radiator.

Outside

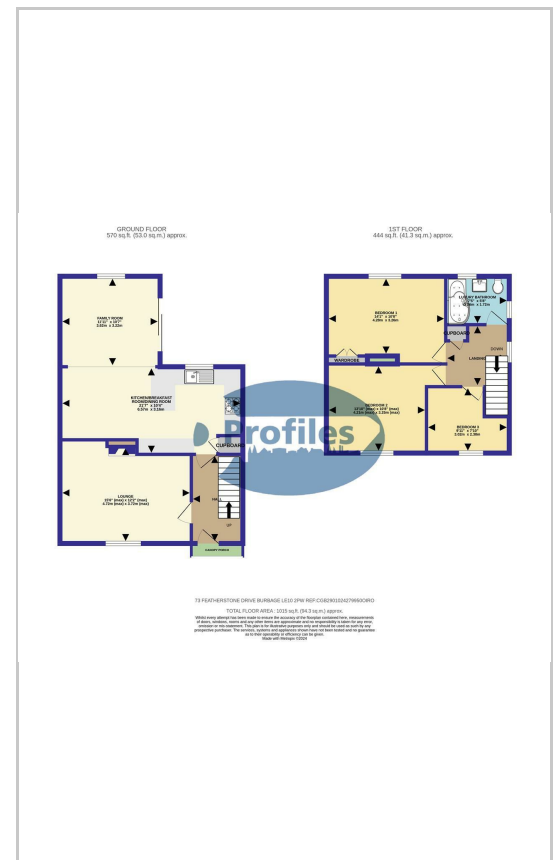
Established rear garden, with lawn, paved patio, tiered decking, water tap and side gated access.

Front garden with driveway.

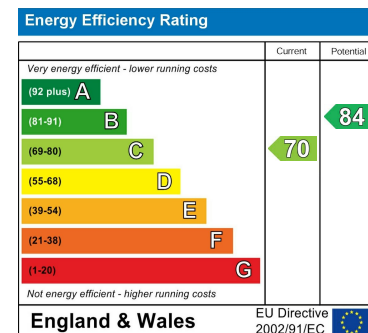
Area Map



Floor Plans



Energy Efficiency Graph



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