

33 SARCOTE ROAD BURBAGE LE10 2AS REF: CGB 202020245950000000
 TOTAL FLOOR AREA: 2194 sq ft (203.9 sq m) approx.
 Measurements are taken to the inside of the rooms including the measurements of doors, windows, doors and any other areas not included in the floor area. Measurements are taken to the inside of the rooms including the measurements of doors, windows, doors and any other areas not included in the floor area. Measurements are taken to the inside of the rooms including the measurements of doors, windows, doors and any other areas not included in the floor area. Measurements are taken to the inside of the rooms including the measurements of doors, windows, doors and any other areas not included in the floor area.



PROPERTY MISDESCRIPTIONS ACT 1991
 Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller. Neither has Profiles Estate Agents checked the legal documentation therefore the buyer must assume the information given is incorrect. To verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors.
 The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.
 MISDESCRIPTIONS ACT 1967
 These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.



Independent Estate Agents
 Surveyors, Valuers and
 Letting Agents



33 Sapcote Road, Hinckley, LE10 2AS
 Offers In The Region Of £585,000



33 Sapcote Road, Hinkley, LE10 2AS

Offers In The Region Of £585,000

A stunning, modern, 4 bedroom, 3 bathroom, detached family home forming part of a select and informal development comprising of six quality detached houses known as the 'The Old Dairy'. The property was constructed in 2013 by the distinguished Evans Heritage Developments who are members of the NHBC in the 'Langton' design. The property occupies a generously sized prime and secluded position over looking rural countryside to the rear.

The immaculately presented accommodation features two reception rooms, study, utility room, guest cloakroom, magnificent luxurious fully fitted breakfast kitchen, meticulously maintained landscaped gardens, block paved driveway, parking for 3 cars and detached double garage with alarm. Additional benefits of gas central heating - dual zoned (condensing regular boiler), PVCu triple glazing, open views to the rear, private shared driveway, engineer oak floors, oak stair case with spindle balustrade, intruder alarm, water meter, smart home ready cat 6 and virgin fibre.

The property is ideally situated close to all local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

A viewing is highly recommended in order to fully appreciate the many fine qualities of this residence.

Canopy porch.

5'0" X 4'9"

With vaulted oak beamed ceiling and outside light point.

Reception hall.

17'1" (max) X 15'5" (max)

Engineered oak floor, easy tread stair case with oak

spindled balustrade together with feature glass inserts,

under stairs cupboard with server modern, down lights to

the ceiling, triple glazed PVCu window, composite double

glazed door and mains smoke alarm.

Guest cloakroom.

5'2" X 4'0"

Suite in white, wash hand basin, low flush wc, chrome

ladder style radiator, extractor fan and travertine tiled floor.

Dining room (front). (Dual aspect).

14'0" X 13'0"

Engineered oak floor, radiator, down lights to the ceiling

and PVCu triple glazed windows to the front and side

elevations.

Study (front).

9'8" X 6'7"

Engineered oak floor, radiator and PVCu triple glazed

window.

Bedroom 2 (rear).

14'2" X 9'10"

PVCu triple glazed window and radiator.

En-suite shower (side).

8'3" X 3'8"

Suite in white, fitted fully tiled shower cubicle with a

chrome mixer shower and twin glazed doors, wash hand

basin, low flush wc, extractor fan, shaver point, extractor

radiator.

Bedroom 3 (front).

11'4" X 11'0"

Fitted triple wardrobes, radiator and PVCu triple glazed

window.

Bedroom 4 (front).

11'6" X 10'9"

PVCu triple glazed window and radiator.

Modern bathroom (side).

8'4" X 8'1"

Full suite in white, panel bath with oak panel and chrome

mixer shower and side glazed screen, dual flush wc,

wash hand basin, obscure triple glazed window, chrome

ladder style radiator and extractor fan.

Attractive lounge (rear).
18'0" X 11'11"
Engineered oak floor, triple glazed PVCu French doors,
adjacent triple glazed windows, down lights to the ceiling,
radiator, virgin media point, 8 cat 6 points and tv aerial
point.



Luxury fully fitted breakfast kitchen (rear).

16'4" X 14'2"

Stainless steel sink unit, range of attractive base and wall

units (7 base, pan drawers and 3 wall) finished in 'high

gloss white', contrasting solid polished quartz work

surfaces with integrated breakfast bar, split level ceramic

Utility room (side).

6'2" X 5'6"

PVCu triple glazed side door, travertine tiled floor, radiator,

extractor fan, stainless steel sink unit, range of base and

wall units (2 base and 2 wall) finished in 'high gloss

white', plumbing for a washing machine and a wall

mounted fan assisted condensing regular gas fired boiler

(Ideal Logic System 18).

Half landing.

With triple glazed PVCu side window.

First floor landing.

18'8" (max) X 15'7" (max)

Roof void access with wooden retractable ladder, airing

cupboard and mains smoke alarm.

Bedroom 1 (rear).

13'10" X 13'7"

PVCu triple glazed window and radiator.

En-suite shower (fully tiled).

7'10" X 4'5"

Suite in white, fitted shower cubicle with a chrome mixer

With plaster ceiling, twin up and over doors, power and
light points, cat 6 network, alarm, access hatch leading
to board roof space via retractable wooden ladder.



Outside

Front garden with 3 car block paved driveway, lawn,

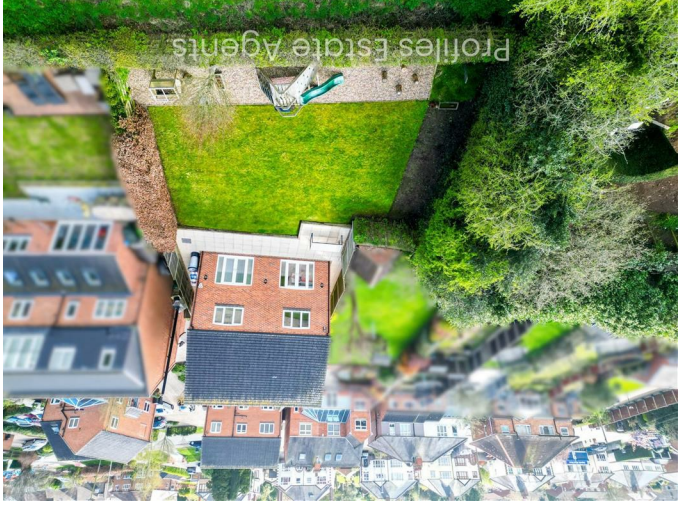
external power points and side paved path with water tap

and gated access to the rear garden.

Enclosed landscaped rear garden with paved patio,

established lawn, gravel swale, water tap, external power

points and open views.



Double detached garage.

18'4" X 17'9"