



Profiles Estate Agents

52 Grange Drive

, Burbage, LE10 2JT

Offers In The Region Of £190,000



A modern 2 bedroom end town house, occupying a larger than average position, with a spacious front garden, side and rear gardens, ample car parking/ driveway, PVCu double glazed, electric panel heaters, bathroom with shower and 2 double bedrooms.

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



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Canopy porch. 3'1" x 3'1" (0.94 x 0.94)

With brick store.

Reception hall 7'5" x 4'8" (2.27 x 1.43)

Electric panel heater, obscure PVCu double glazed door, laminate floor and store cupboard.

Kitchen (front). 7'4" x 7'4" (2.26 x 2.26)

Stainless steel sink unit, range of base and wall units (4 base and 2 wall), associated work surfaces, extractor hood, plumbing for a washing machine, ceramic wall tiling and PVCu double glazed window.

Spacious lounge / dining room (rear). 15'10" x 12'4" (4.85 x 3.78)

PVCu double glazed door, PVCu double glazed window, electric fire, laminate floor and feature wrought iron spiral staircase.

First floor landing. 7'9" x 7'2" (2.38 x 2.19)

Laminate floor.

Bedroom 1 (rear). 12'7" x 8'9" (3.85 x 2.68)

PVCu double glazed window, electric panel heater, laminate floor, roof void access, fitted twin double wardrobes and further single wardrobe.

Bedroom 2 (front). 12'7" x 7'4" (3.85 x 2.25)

PVCu double glazed window, laminate floor, electric panel heater and airing cupboard.

Bathroom (side). 7'1" x 4'9" (2.18 x 1.45)

Full suite, panel bath with an electric shower, wash hand basin, low flush wc and obscure PVCu double glazed window.

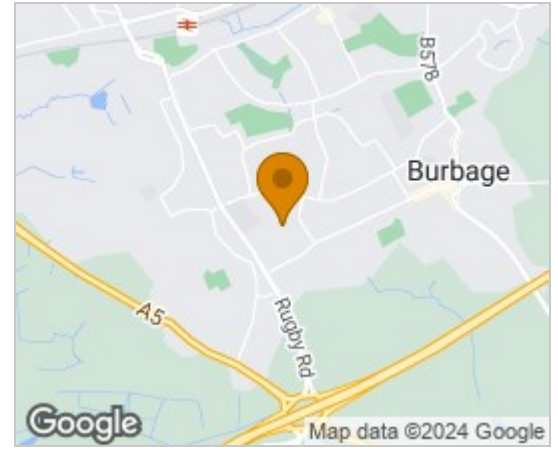
Outside.

Spacious front garden with driveway / parking for several cars.

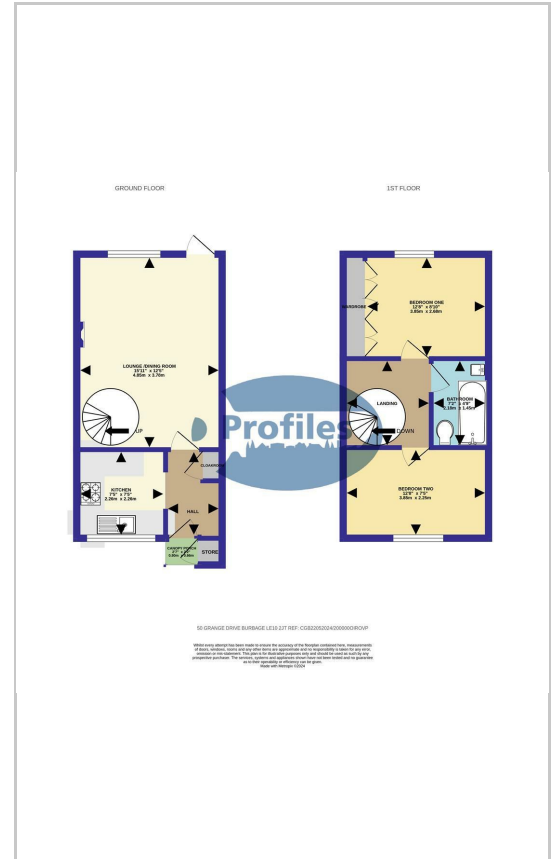
Lawned side garden

Enclosed rear lawned garden.

Area Map



Floor Plans



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>