



Profiles Estate Agents

17 Crimson Way

, Burbage, LE10 2NE

Offers In The Region Of £250,000



A modern tastefully decorated 3 bedroom, 2 bathroom, semi detached house occupying a secluded position and approached via a private driveway. The property was built by the reputable 'Charles Church Builders' and has the remaining period of the usual NHBC or similar 'New Build' warranty. Additional benefits of gas central heating (condensing boiler), PVCu double glazing, water meter and 2 allocated car parking spaces. Ideally located close to all local amenities and within reasonable distance of all major networks and Hinckley railway station.



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Reception hall 5'4"(max) x 5'10"(max) (1.62(max) x 1.77(max))

Composite double glazed door, staircase to first floor and radiator.

Attractive lounge (front) 18'5" x 12'7"(max) (5.61 x 3.83(max))

PVCu double glazed window, double radiator and under stairs cupboard.

Spacious Breakfast Kitchen/Dining Room (rear) 16'2"(max) x 10'1"(max) (4.93 (max) x 3.08(max))

1½ bowled sink unit, range of base and wall units (7 base and 3 wall) in mushroom, associated work surfaces, wall mounted gas fired condensing combination, Ideal Logic ES35, fitted dishwasher, fitted washing machine, split level gas hob, electric fan assisted extractor hood, twin PVCu double glazed french doors, PVCu double glazed window and radiator,

Guest cloakroom (rear) 4'10" x 3'3" (1.48 x 1.00)

Wash hand basin, low flush wc and radiator.

First floor landing 10'7"(max) x 10'1"(max) (3.23(max) x 3.07(max))

Roof void access and smoke alarm (mains with battery up).

Bedroom 1 (front) 13'5"(max) x 9'10"(max) (4.10(max) x 3.00(max))

PVCu double glazed window, radiator, fitted double wardrobe, single wardrobe, and smoke alarm (mains with battery back up).

Ensuite shower (front) 6'8" x 5'5" (2.04 x 1.66)

Full in white, fitted shower cubicle with plumbed chrome mixer shower, wash hand basin, low flush wc, obscure PVCu double glazed window, ladder styled radiator, extractor hood and shaver point.

Bedroom 2 (rear) 9'4" (max) x 9'9" (max) (2.85 (max) x 2.96 (max))

PVCu double glazed window and radiator.

Bedroom 3 (rear) 8'5" x 6'10" (2.56 x 2.08)

PVCu double glazed window and radiator.

Modern luxury bathroom (side) 7'0" x 6'5" (2.13 x 1.96)

Full suite in white, panel bath, wash hand basin, low flush wc, chrome ladder style radiator and extractor fan.

Enclosed rear garden

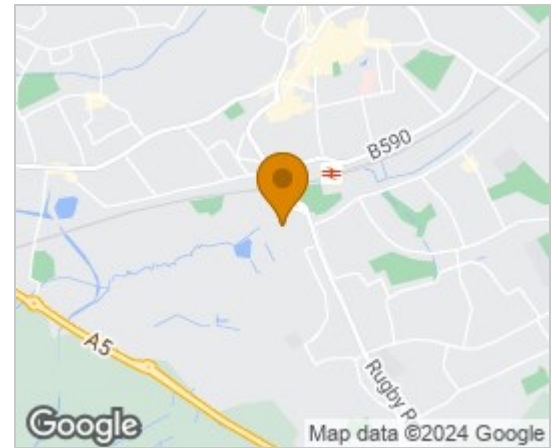
With lawn.

Side paved area with gated access and garden store.

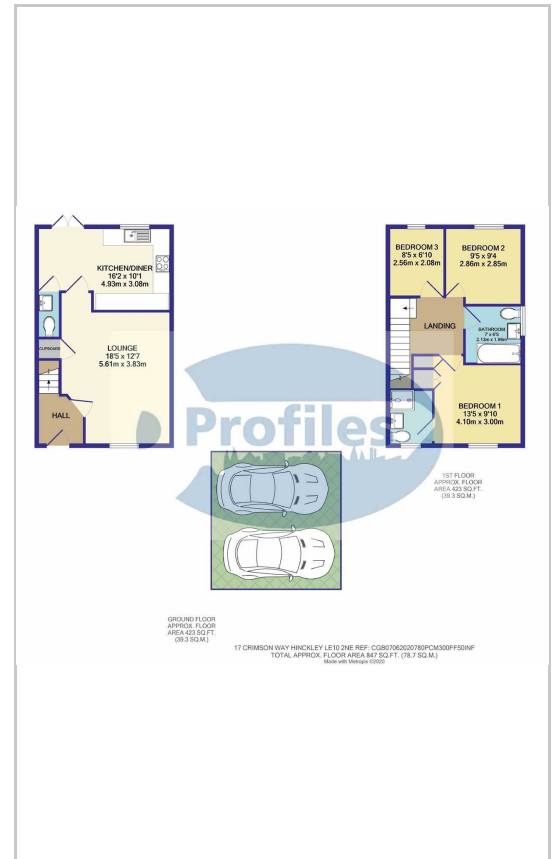
Lawn fore garden.

Two allocated car parking spaces.

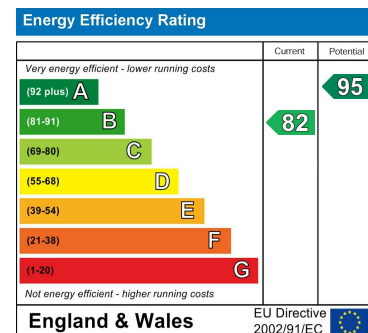
Area Map



Floor Plans



Energy Efficiency Graph



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