



35 BURLEIGH ROAD

, HINCKLEY, LE10 0DG

Offers In The Region Of £200,000



A fully modernised, traditional style, three bedroomed semi-detached house on corner position having the benefit of UPVC double glazing, gas fired central heating, modern kitchen, bathroom with shower, separate office/gym, enclosed low maintenance rear garden



Lounge (front) 17'5" x 13'1" max 8'10" min (5.31 x 3.99 max 2.69 min)

Having twin double central heating radiators, UPVC double glazed walk in bay window, gas fire in Adams stye surround, wood laminate flooring, textured ceiling, power points.

Kitchen (rear) 17'4" ma x 14'0" min x 9'5" (5.29 ma x 4.27 min x 2.87)

Having one and a half bowled stainless steel sink unit, range of base and wall units comprising eleven base units and five wall units, bevel edged work surfaces, ceramic tiled floor, gas hob and electric oven, stainless steel cooker hood, central heating radiator, under stairs cupboard off, UPVC double glazed window, down lights to ceiling,

First floor landing

Having obscure UPVC double glazed window, textured ceiling.

Bathroom (rear) 8'11" x 5'8" (2.73 x 1.72)

Having full suite in white comprising corner oval bath with chrome plumbed shower, chrome ladder style central heating radiator, obscure UPVC double glazed window, wash hand basin, low flush w.c.

Bedroom 1 (front) 10'9" x 10'7" (3.28 x 3.23)

Having central heating radiator, wood laminate floor, UPVC double glazed picture window, power points.

Bedroom 2 (rear) 9'9" x 9'5" (2.96 x 2.86)

Having UPVC double glazed window, central heating radiator, wood laminate flooring,

Bedroom 3 (front) 6'11" x 6'6" (2.12 x 1.97)

Having central heating radiator, UPVC double glazed window, wood laminate flooring.

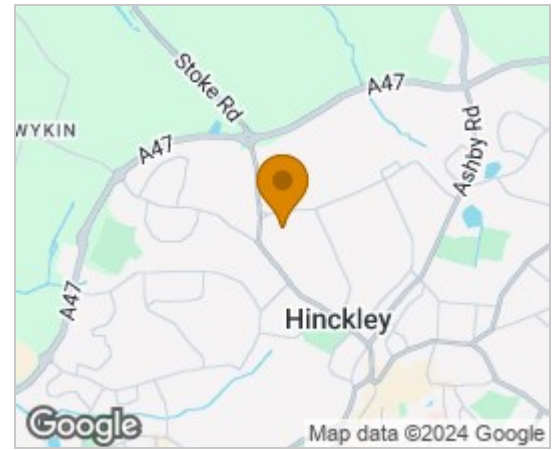
Outside

Having enclosed low maintenance rear garden with side access to front, security light point.

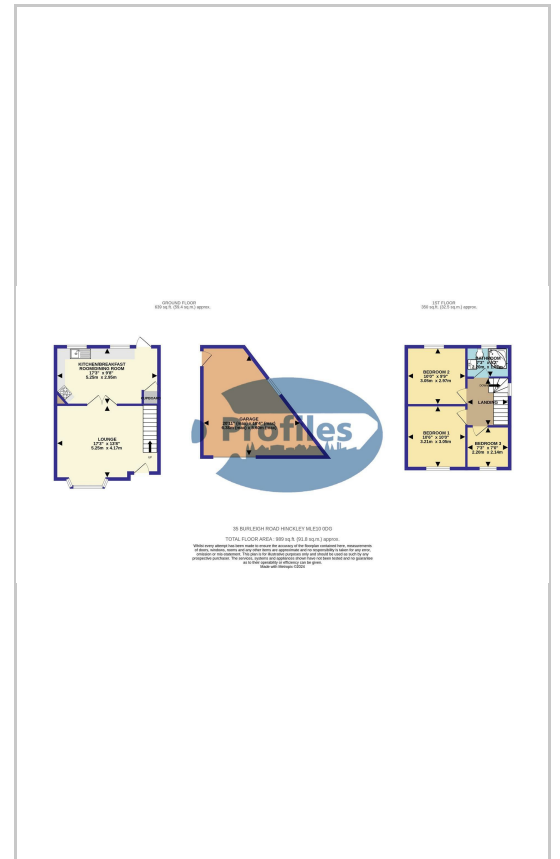
Work shop/gym 18'10" x 12'4" min x 5'10" min (5.74 x 3.76 min x 1.78 min)

Having light and power

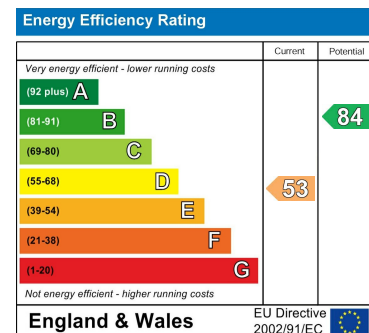
Area Map



Floor Plans



Energy Efficiency Graph



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