



## 41 The Fairway

Burbage, Hinckley, LE10 2TY

Offers In The Region Of £595,000



An exceptional, bespoke architecturally designed, family detached bungalow, occupying a generous and commanding corner position in one of Burbage's most sought-after locations. The property has the additional benefits of gas central heating (condensing regular boiler), magnificent through lounge, spacious breakfast kitchen, separate dining room, Victorian conservatory, guest cloakroom, utility room, bedroom 1 with ensuite bathroom, shower room, home office, converted loft, PVCu double glazing, cavity wall insulation, 4 bedrooms, spacious lawned front garden with driveway and parking for several cars, side and rear gardens, double garage etc..

Ideally located close to all local amenities and accessible for commuting to all major road links such as the A5, M69, M1 and M6.

**VIEWING ESSENTIAL**

NO CHAIN.



### Fully enclosed porch. 7'6" x 2'11" (2.30 x 0.90)

Hardwood Georgian style door, ceramic tiled floor and PVCu double glazed side windows.

### L Shaped Reception Hall. 19'1" (max) x 6'11" (max). (5.84 (max) x 2.12 (max).)

Radiator, coving, radiator, airing cupboard and double cloaks cupboard.

### Guest cloakroom. 6'2" x 2'9". (1.88 x 0.84.)

Suite in white, wash hand basin, low flush wc, ceramic wall tiling, ceramic tiled floor and radiator.

### Spacious breakfast kitchen (front). 17'1" x 12'2". (5.21 x 3.71.)

Composite sink, range of base and wall units (3 base and 9 wall) with concealed under lighting, associated worksurfaces, triple larder tall cupboards, ceramic floor, ceramic wall tiling, PVCu double glazed windows and extractor fan.

### Separate dining room (rear). 15'5" x 10'4". (4.71 x 3.15.)

Skirting radiator, archway, sliding double glazed patio doors and coving.

### Victorian conservatory (rear). 15'1" (max) x 9'4" (max). (4.62 (max) x 2.87 (max).)

PVCu double glazed side door, PVCu double glazed windows and radiator.

### Magnificent through lounge. 22'7" x 14'9" (6.89 x 4.51)

Feature living flame gas fire in an adam style surround, with raised marble hearth, twin fitted double base cupboards with integral shelving, skirting radiator, coving and 2 wall light points.

### Utility room (rear). 9'6" x 4'8". (2.92 x 1.44.)

Stainless steel sink, 2 base units, associate work surfaces, plumbing for washing machine and a wall mounted fan assisted gas fired condensing regular boiler (Worcester Greenstar18 Ri)

### Bedroom 1 (rear). 15'11" x 14'0" (4.86 x 4.27)

Fitted twin triple wardrobes, centre dressing table, skirting radiator, additional radiator and coving.

### En suite bathroom (side). 11'10" (max) x 5'10" (max). (3.63 (max) x 1.78 (max).)

Full suite in white comprising of panelled bath with mixer shower, oval wash hand basin in vanity with integral base cupboards, range of wall units, obscure PVCu double glazed side windows and ceramic wall tiling.

### Shower room (side). Fully tiled. 6'10" x 6'0". (2.10 x 1.83.)

Fitted corner shower cubicle with an electric shower (Triton T80), oval wash hand basin in vanity unit, low flush wc with a concealed cistern, range of base and wall units, obscure PVCu side window and radiator.

### Inner hallway. 21'9" x 2'11". (6.65 x 0.91.)

PVCu double glazed window and radiator.

### Bedroom 2 (front). 12'9" x 11'0", (3.89 x 3.37.)

Vanity unit with oval wash hand basin, double wardrobe, range of base units, radiator and coving.

### Bedroom 3 (rear). 11'10" (max) x 9'2". (3.61 (max) x 2.81.)

Fitted double wardrobe, wall units and PVCu double glazed window.

### Bedroom 4 (rear). 9'0" (max) 8'0" (max) (2.75 (max) 2.45 (max))

PVCu double glazed window, built in fitted twin double wardrobe, fitted desk, fitted cupboard and radiator.

### Outside.

Enclosed large lawned front garden, feature mature Deodar Cedar tree, driveway with ample parking for several cars. side patio garden.

Enclosed rear garden,

Further lawned side garden.

### Double larger than average garage. 22'4" x 15'10". (6.81 x 4.83.)

Sliding front door, PVCu double glazed rear window, power and light points. Fully boarded roof void suitable for a potential home office /study.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

