



Profiles Estate Agents

1 Sunnyhill

Burbage, Hinckley, LE10 2SB

Offers In The Region Of £285,000



A traditional impressive 2 bedroom semi detached house with nursery / study, occupying a larger than average corner position with potential to extend both to the side and rear. The property forms part of an established and sought after residential location close to all amenities and accessible for commuting to all major road links, such as the M69, A5, M6 and M1.

Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, 2 double bedrooms, bathroom with shower, 2 car driveway, intruder alarm, picturesque rear garden, side garden, 2 car driveway and summer house / home office. **MUST BE VIEWED.**



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Reception hall (front). 13'2" x 6'4" (4.03 x 1.95)

Attractive tiled floor, spindle balustrade, multi paned obscure glazed door, radiator, coving, under stairs cupboard with an obscure glazed window and wall mounted fan assisted gas fired Worcester' condensing combination boiler.

Attractive lounge (front) 12'4" (into bay) x 11'6" (3.77 (into bay) x 3.51)

Walk in PVCu double glazed bay window, polished wooden floor, feature fireplace with cast iron grate, picture rail and radiator.

Dining room (rear). 11'6" x 10'0" (3.51 x 3.06)

Multi fuel burner in an attractive surround, PVCu double glazed french door, PVCu double glazed side window, fitted cupboard, alcove and radiator.

Fitted kitchen (side). 6'10" x 5'10" (2.10 x 1.79)

Feature ceramic sink, range of base and wall units (3 base and 5 wall units) finished in light matt grey, contrasting associated work surfaces, laminate floor, PVCu double glazed side window, ceramic wall tiling, extractor hood, integrated microwave, larder fridge and plumbing for a washing machine.

First floor landing. 7'2" x 6'0" (2.20 x 1.83)

PVCu double glazed side window, roof void access hatch with a retractable aluminium ladder.

Bedroom 1 (front). 11'3" x 10'7". (3.45 x 3.25.)

PVCu double glazed window, radiator, fitted twin double wardrobes with integral base units and feature ornate fireplace.

Bedroom 2 (rear). 11'4" x 10'3" (3.46 x 3.14)

PVCu double glazed window, radiator, ornate cast iron fireplace, picture rail and fitted double wardrobe.

Nursery / study (front). 7'1" x 6'1" (2.17 x 1.87)

PVCu double glazed window, radiator, fitted base units dressing table and fitted wardrobe.

Modern bathroom (rear). 7'2" x 6'1" (2.20 x 1.87)

Full suite in white, stand alone claw foot bath with chrome mixer shower, wash hand basin. low flush wc, obscure PVCu double glazed window, polished wooden floor, extractor fan, attractive wall panelling, extractor fan, chrome heated towel rail /radiator and corner wall unit.

Outside.

Front garden with lawn, herbaceous borders, gated side access and double width driveway.

Spacious side garden with lawn, decking and green house.

Enclosed secluded rear garden, with paved patio, established lawn, security light, pond and waterfall and garden shed.

Summer house / home office 12'11" x 9'10" (3.95 x 3.02)

Insulated, with power and light points, twin double glazed windows, twin double glazed doors and double glazed side window.

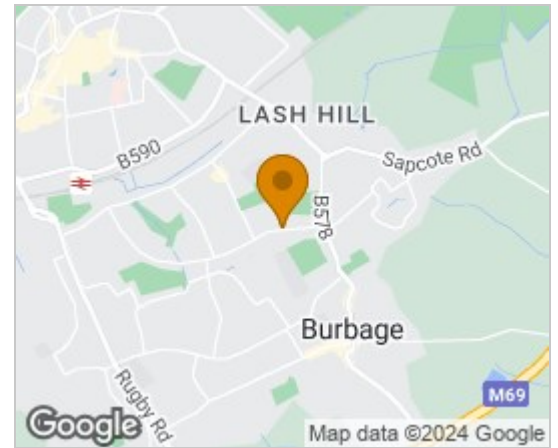
Brick store. 5'4" x 2'11" (1.65 x 0.90)

Store. 7'2" x 4'11" (2.19 x 1.51)

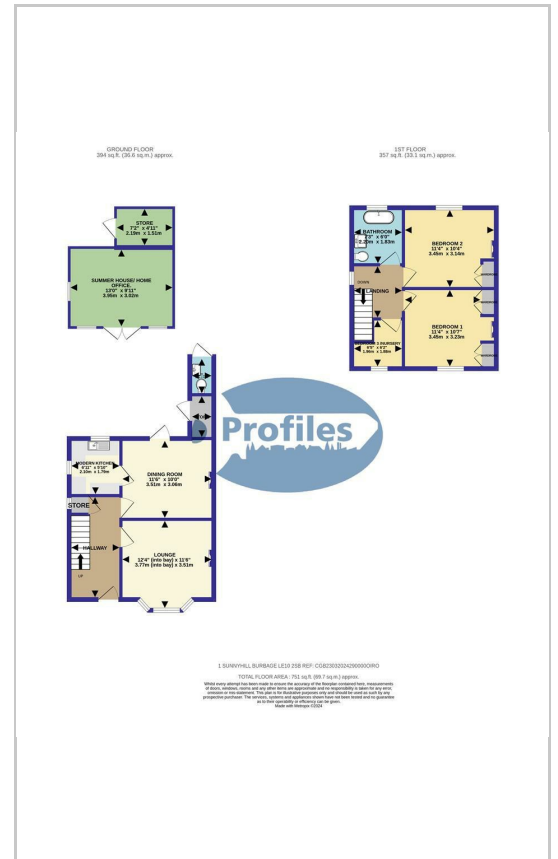
Outsiude WC. 4'8" x 2'11" (1.43 x 0.90)

Low flush wc, wash hand basin and quarry tiled floor.

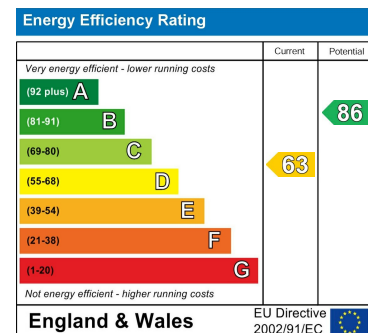
Area Map



Floor Plans



Energy Efficiency Graph



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