



10 Spinney Road, Burbage, LE10 2NH
£475,000



4



1



1



*** NO CHAIN - EXCELLENT SIZE HOME WITH TRADITIONAL PLOT & GARDEN *** A superbly located detached property situated at the edge of the Sketchley Old Village sector of Burbage, and situated backing onto fields, whilst giving close access to both Hinckley & Burbage Centres, and the surrounding road and rail networks. It comprises a Reception Hall, Lounge, Kitchen/Breakfast Room (with integrated appliances including dishwasher, washing machine, fridge/freezer, oven and hob), Four Bedrooms, which with their flexible nature could offer a Home Office or further Sitting Room. Shower room and a Downstairs WC. Set back from the road with ample off road parking for numerous vehicles, leading up to a Garage & Workshop. Attractive rear gardens which back onto a field to the rear. Gas central heating, UPVC Double glazing. Recently rewired. Viewing strongly recommended. *** NO CHAIN ***

Council Tax - E

Porch & Reception Hall

With a door to the side elevation leading through to the main living rooms, and having a stylish wooden staircase with glass balastrade off to the first floor, radiator.

Lounge

18'0 x 18'0 (5.49m x 5.49m)

With three double glazed windows to the rear overlooking the gardens, and one further window to the front elevation, there is a focal point marble styled fireplace with inset electric stove style fire, radiator, and newly fitted carpet.

Kitchen & Breakfast Room

15'0 x 11'10 (4.57m x 3.61m)

The Breakfast Kitchen is an excellent feature of the property with a UPVC window and composite door to the side, and a further double width UPVC window to the rear looking out over the garden and onto the field to the rear. It has been fitted with a good range of contemporary style wall and base level units and drawers with working surfaces over, having an inset one and a half sink and drainer, and extensive appliances including built in electric oven, four ring gas hob with a stainless steel style splashback and hood over the hob. There are also an integrated dishwasher, washing machine, fridge and freezer. Wall mounted Vaillant boiler, and radiator.

Master Bedroom

13'3 x 11'0 plus robes (4.04m x 3.35m plus robes)

UPVC double glazed bay window to the front elevation, radiator, six door fitted wardrobes with hanging and shelving set along one wall, and fitted carpet.

Bedroom Two

13'3 x 12'3 (4.04m x 3.73m)

UPVC double glazed bay window to the front elevation, radiator, and fitted carpet.

Bedroom Three / Home Office

10'11 x 10'11 (3.33m x 3.33m)

UPVC double glazed window to the side elevation, radiator, and fitted carpet.





Shower Room

8'7 x 5'11 (2.62m x 1.80m)

Having a three piece white suite comprising a wash hand basin set in a vanity unit, low level w.c., and a shower in a shower cubicle, with ceramic wall tiling, a radiator, and UPVC double glazed window to the side elevation.

Downstairs WC

5'11 x 2'7 (1.80m x 0.79m)

Having a a low level w.c and inset wash hand basin. UPVC double glazed window to the side elevation.

First Floor

Bedroom Four

22'9 x 10'8 at widest (6.93m x 3.25m at widest)

This is a crescent shaped room, with maximum measurements showing. UPVC double glazed windows to both the front and rear aspects, a radiator, built in bookcase, two eaves stores, and fitted carpets.

Outside

The house is set on a great plot, the frontage is set back from the road with a shaped driveway offering ample off road parking for numerous vehicles, this leads along the side of the property and through to the Detached Garage situated just to the rear. There is a lawned frontage, and the drive and pathway proceeds to the side through to the rear garden.



The rear gardens have been landscaped over the years, with two patio areas adjacent to the rear of the house, with beds and borders. This leads onto a really good sized lawn, with well stocked tree and shrub arrangements, and a shed and further sitting area offering excellent views of the field beyond the plot. Viewing is considered absolutely essential to appreciate the location and space of the gardens, and the views across the rear.



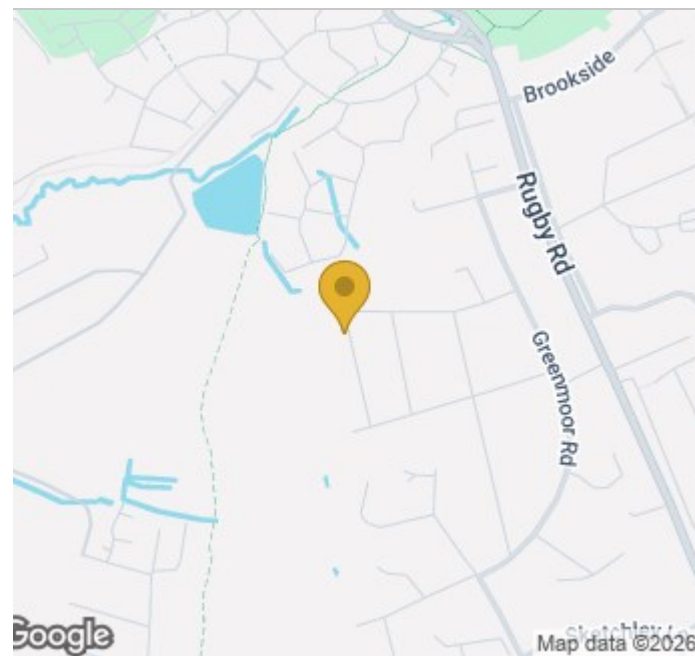
Garage & Workshop

A detached brick built and tiled garage. Having side opening doors to the frontage, power and lighting, and a work bench and work area. personal pedestrian door through to the utility room.

Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.



Proceed out of Hinckley along the Rugby Road towards the M69/A5. Proceed up the small hill on Rugby Road, and then turn right onto Hillside Road, then a left turn onto Greenmoor Road, then right onto Applebee Road, proceed to the end of Applebee, and follow the road around to the left which becomes Spinney Road where the property is located on the immediate right hand side easily identified by the RH Homes And Property for sale board. For SATNAV users the postcode is LE10 2NH.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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	

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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.

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
 www.rhhomesandproperty.com

