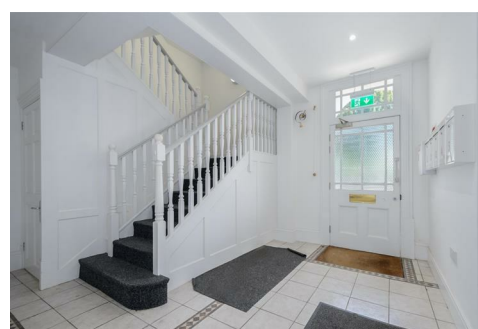
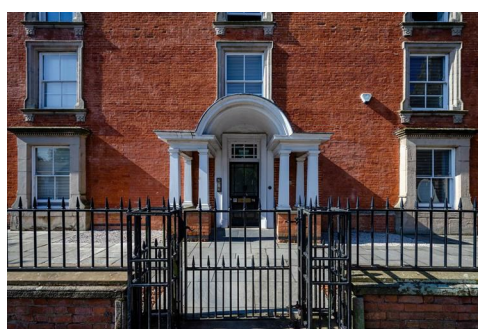




Apartment 2, Cedar Lawns Church Street, Hinckley, LE10 2DE

£180,000

Situated in the heart of Burbage's sought-after Conservation Area, directly opposite St Catherine's Church, this beautifully presented ground floor apartment forms part of an exclusive conversion of just five character apartments. Sympathetically restored whilst retaining a wealth of period charm, the property seamlessly combines original features with contemporary finishes.

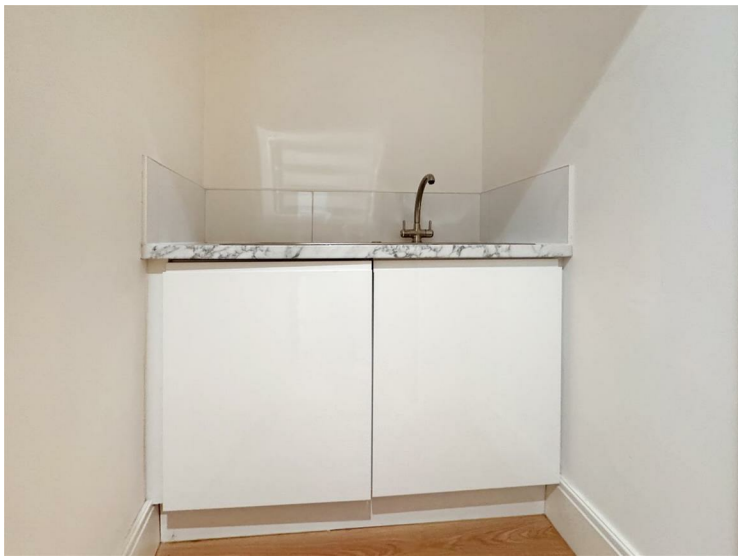
The ground floor accommodation comprises an impressive open-plan kitchen/living space, utility, a spacious double bedroom and a stylish shower room. A particular feature of the property is the generous vaulted cellar, providing excellent additional storage and offering a versatile space for a variety of uses.

Externally, the apartment benefits from allocated parking and access to communal grounds. Ideally positioned within walking distance of Burbage village centre and its excellent range of shops, cafés and amenities, this charming home would make an ideal first-time purchase, downsizing opportunity or investment.

Entrance Hallway

A hallway offering access to all rooms, together with a door leading to the cellar and a practical built-in storage cupboard, providing excellent additional storage.

Utility



Fitted with an integrated washing machine, base storage unit, worktop, and sink with drainer.

Bedroom



A spacious double bedroom enjoying a beautiful bay window to the front aspect with original-style sash windows, enhancing the room's period charm. Benefitting from a fitted wardrobe and radiator.

Kitchen Living



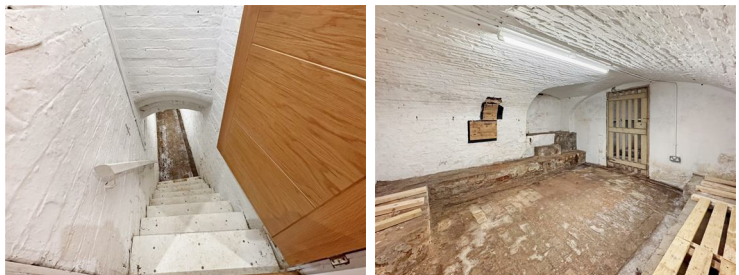
An impressive open-plan kitchen/living space, seamlessly blending modern convenience with character features, including a striking exposed timber beam and a original-style sash window to the rear aspect. The stylish fitted kitchen offers a comprehensive range of wall and base units with integrated appliances comprising a dishwasher, washing machine, fridge freezer, oven and microwave, finished with complementary work surfaces and an inset sink. A rear door provides direct access outside, enhancing the practicality of this bright and inviting living space. Radiator.

Bathroom



A well-appointed bathroom with a window to the side aspect, fitted with a low-level WC, vanity wash hand basin and a shower enclosure with a rainfall shower head. Further benefitting from a heated towel rail/radiator and wood-effect flooring.

Cellar



A generous cellar offering excellent storage, showcasing attractive vaulted brick ceilings and original stone detailing that reflect the property's historic character. Benefitting from power and lighting, this versatile space is ideal for storage, a workshop or a variety of other practical uses.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

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- * COMPETITIVE fees
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CALL US NOW ON 0116 284 9636

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Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

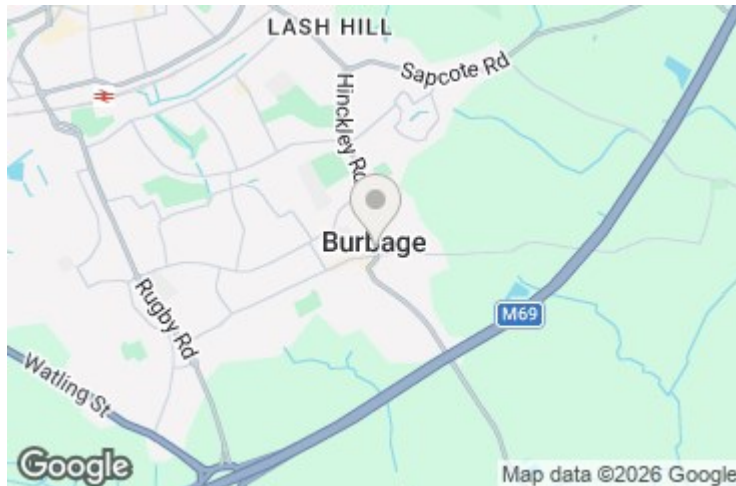
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

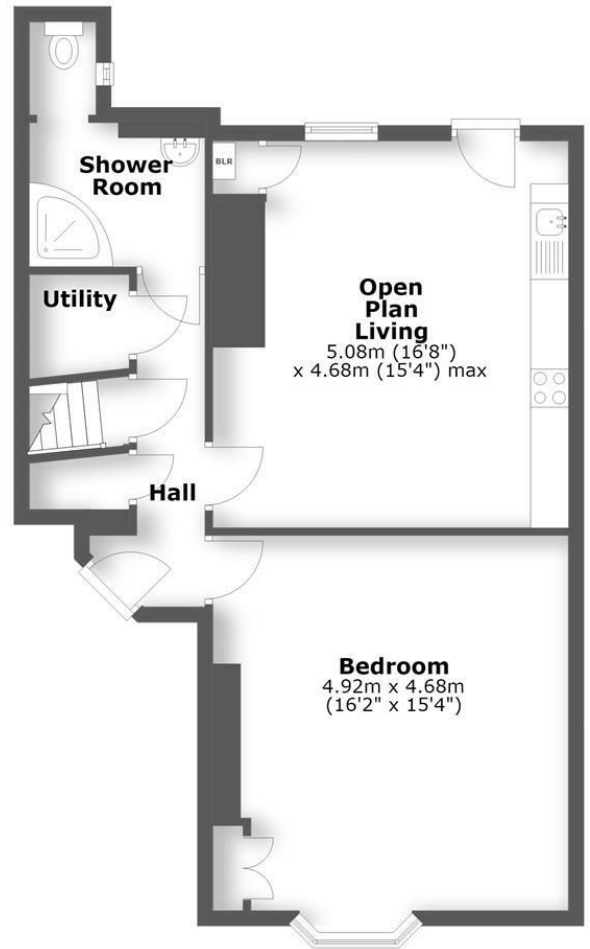
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



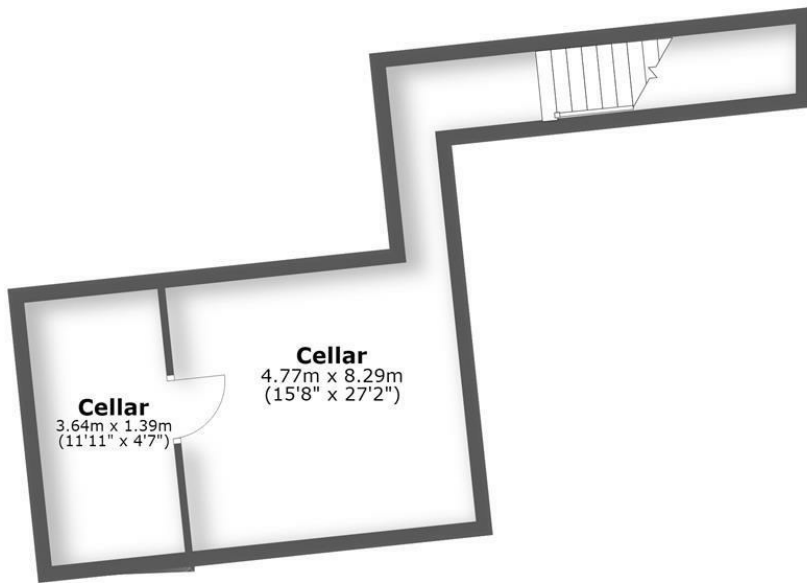
Ground Floor

Approx. 62.6 sq. metres (673.8 sq. feet)

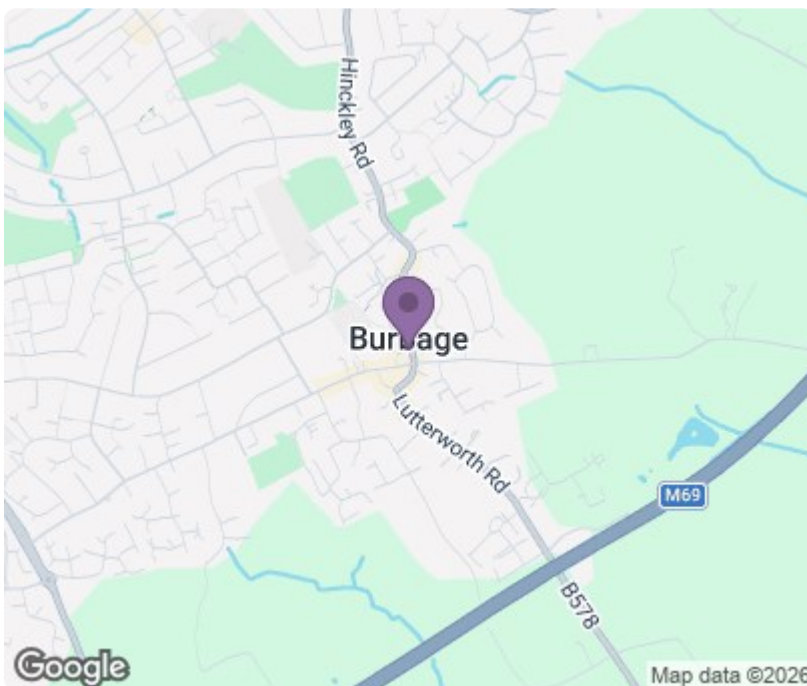


Basement

Approx. 25.2 sq. metres (271.7 sq. feet)



Total area: approx. 87.8 sq. metres (945.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs (92 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		71	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	