



Because property is personal with...

Lucas Road, Burbage

BELVOIR!

£280,000



Key Features

- Extended 3 Bed Terraced House
- Popular Burbage Location
- Living Room
- Superb Kitchen/Diner/Living Room
- Utility with Downstairs Cloakroom
- 2 Bedrooms with Fitted Wardrobes
- EPC rating C
- Freehold





DO NOT MISS OUT ON THE OPPORTUNITY TO PURCHASE THIS EXTENDED 3 BED TERRACED HOUSE IN BURBAGE. WITH OFF ROAD PARKING FOR 2 VEHICLES (INCLUDING AN EV CHARGER) THE GROUND FLOOR COMPRISES ENTRANCE HALLWAY, LIVING ROOM, SUPERB KITCHEN DINER/LIVING ROOM AND UTILITY INC CLOAKROOM. 2 DOUBLE BEDROOMS WITH FITTED WARDROBES, A FURTHER BEDROOM AND MODERN BATHROOM ON THE FIRST FLOOR COMPLETE THIS FAMILY HOME. UPVC DOUBLE GLAZING THROUGHOUT, GAS CENTRAL HEATING AND A PLEASANT EASY CARE REAR GARDEN - BE THE FIRST TO VIEW

In brief the property comprises :-

Entrance Hallway - 5'10" x 12'4" (1.80 x 3.78m) with composite main entrance door, under stairs cupboards, heating controller, upvc double glazed window, radiator, laminate flooring

Living Room - 12'11" x 12'3" (3.94 x 3.73m) with upvc double glazed window, radiator

Superb Kitchen Diner/Living Room - 16'0" x 30'1" (4.88 x 9.18m) with a range of modern grey colour gloss soft close door fronted wall and base units, inset sink with mixer tap, roll edge worktop, tiled splash back, gas hob, extractor, double electric oven, integrated fridge freezer, integrated dishwasher, roof lantern, upvc double glazed windows, upvc double glazed French doors with views over the rear garden, upvc double glazed door leading to the rear patio, inset spot lights, modern vertical

radiator, further radiator, inset spot lights, laminate flooring

Utility and Cloakroom - 2'10" x 11'3" (0.87 x 3.43m) with fitted double wall unit, roll edge worktop, plumbing and space for a washing machine, space for a tumble dryer, vanity unit with inset sink, low level wc, tiled splash back, chrome towel radiator, inset spot lights, extractor, laminate flooring

To the first floor

Landing - 8'0" x 8'2" (2.44 x 2.49m) with loft access (pull down ladder, partially boarded and lit)

Bedroom 1 - 9'7" x 12'3" (2.92 x 3.76m) with a range of fitted wardrobes and dressing table upvc, inset spot lights, upvc double glazed window, radiator

Bedroom 2 - 11'1" x 11'2" (3.38 x 3.42m) with a range of fitted wardrobes, upvc double glazed window with views towards St Mary's Church, radiator

Bedroom 3 - 8'8" x 9'2" (2.65 x 2.81m) with storage area including clothes rail, inset spot lights, upvc double glazed window, radiator

Bathroom - 7'11" x 5'8" (2.42 x 1.73m) with bath with rain effect shower over, glass shower screen, vanity with inset sink and wc, tiled walls, extractor, inset spot lights, upvc double glazed window, chrome towel radiator

Outside

To the front there is a full width tarmac driveway







with block paved edging, EV charger, shared side entry with wooden gate to the rear

To the rear the neat easy care 2 tier garden has slabbed patio, pergola, ornamental stone chipped seating area, lawn, raised beds, wooden shed, cold water top

Conveniently located for both Burbage and Hinckley there are a wealth of amenities within close range to include shops, schools, doctors, Hinckley hospital, leisure centre, cinema, restaurants, bars, bus station and railway station (Leicester to Birmingham line). Also easy access to the A5/M69/M1/M6 road networks

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract

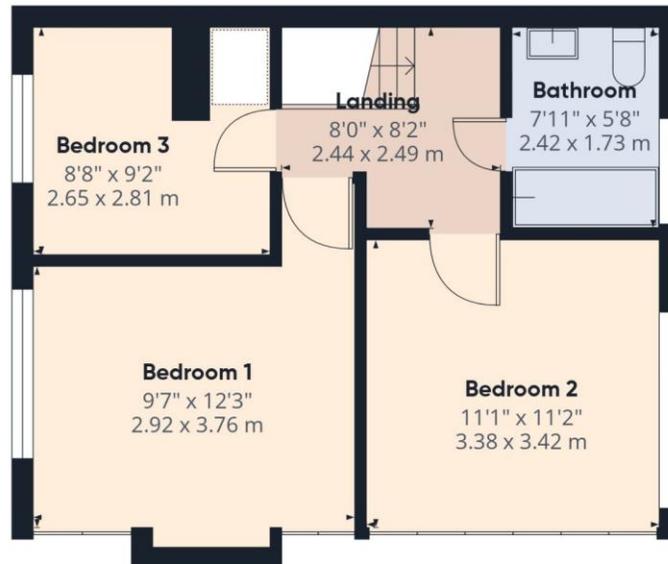








Ground Floor



Floor 1



Approximate total area⁽¹⁾

1036 ft²

96.2 m²

Reduced headroom

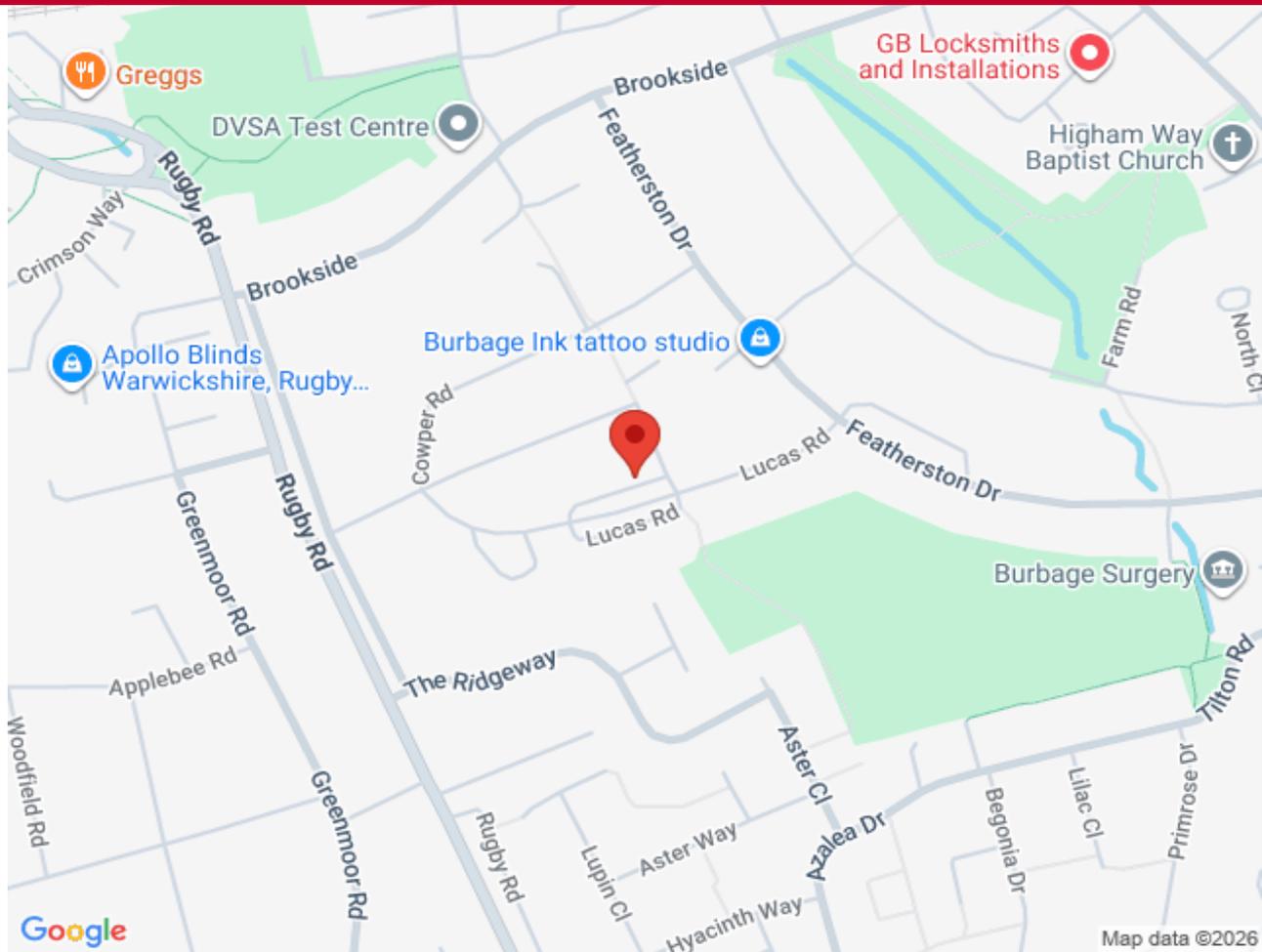
13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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