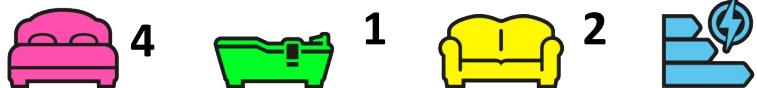




17 Manor Close, Hinckley, LE10 2NL
£499,950



*** NO CHAIN *** RH Homes and Property are very pleased to offer to market this excellent sized and located four bedroom detached property, in a prime setting in the ever sought after village of Burbage with a traditional plot, double garage, and fantastic rear field views and surround. Being of a great family home size with scope and opportunity to put your own stamp on, the property comprises an Entrance Hall, Downstairs WC, Lounge, Dining Room. Kitchen, Utility, Gallery Landing, Four Bedrooms, and Family Bathroom. With double garage and ample off road parking to the front driveway and excellent traditional sized and mature rear plot/garden overlooking the fields behind, and having gas central heating and UPVC double glazing throughout. Viewing is highly recommend to feel the position and location of the home with the canvas to make a future family home on offer.

Council Tax - E

Entrance Hall

11'0 x 11'0 (3.35m x 3.35m)

With radiator, wood door and window to the front elevation.

Downstairs WC

3'4 x 6'8 (1.02m x 2.03m)

Having a two piece suite of low flush WC and wash hand basin, part tiled surround, extractor, and window to the front elevation.

Lounge

11'4 x 17'9 (3.45m x 5.41m)

With two radiators, UPVC double glazed window, and sliding doors to the rear aspect.

Dining Room

11'0 x 11'6 (3.35m x 3.51m)

Having sliding doors to the rear garden elevation.

Kitchen

11'7 x 11'6 (3.53m x 3.51m)

Fitted with a range of wall and base level units with working surfaces over and tiled splashbacks, four ring electric hob and hood over, eye level double oven, pantry, inset composite sink and drainer, radiator, and UPVC double glazed window to the rear elevation.

Utility

7'4 x 11'6 (2.24m x 3.51m)

With further wall and base level units with working surfaces and splashbacks, Worcester combination boiler, inset stainless steel sink and drainer, plumbing for washing machine, and UPVC double glazed door leading to the rear gardens.





Bedroom One

12'1 x 11'6 (3.68m x 3.51m)

With fitted wardrobe, radiator, and UPVC double glazed window to the rear aspect.

Bedroom Two

11'9 x 10'7 (3.58m x 3.23m)

Having a radiator, and UPVC double glazed window to the rear elevation.

Bedroom Three

11'9 x 6'9 (3.58m x 2.06m)

With radiator, and UPVC double glazed window to the front aspect.



Bedroom Four

9'5 x 7'7 (2.87m x 2.31m)

Having a radiator and UPVC double glazed window to the rear elevation.

Family Bathroom

11'9 x 5'11 (3.58m x 1.80m)

Offering a four piece suite comprising bath, low flush WC, wash hand basin, and thermostatic shower in a cubicle, part tiled surround, radiator, extractor, and UPVC double glazed window to the front aspect.



Garage

17'3 x 17'7 (5.26m x 5.36m)

With two up and over doors, eaves storage and loft hatch access, power, and lighting.

Outside

To the frontage is a tarmacadam driveway offering off road parking for multiple vehicles.

At the rear are field/rural views to an excellent traditional sized two tier llaned garden with well established trees, hedges, and stocked borders. There is a slabbed patio and walkway, side gate access, and timber shed with electrics at the foot of the garden.

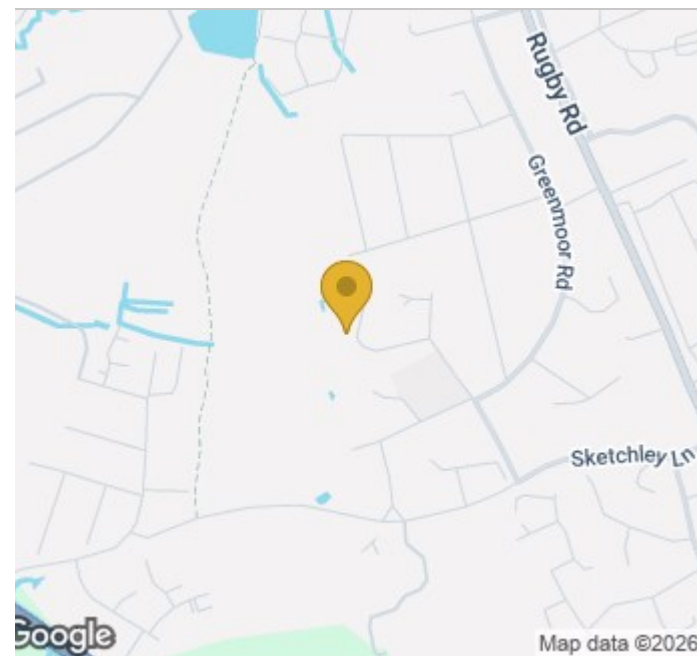




17, Manor Close, Burbage, LE10 2NL

Total Area: 151.6 m² ... 1632 ft²

All measurements are approximate and for display purposes only



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 Aldridge Road, take a left turn at the end onto Greenmoor Road, then right at the top of Greenmoor Road onto Manor Way, first left onto Manor Close. The property is located at the bottom of the Close, easily identified by the RHHP for sale board. For SATNAV users the postcode is LE10 2NL.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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	

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