



9 Nursery Gardens, Burbage, LE10 2JL
£419,995



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RH Homes and Property are delighted to offer a fantastic opportunity to capture a modern, yet traditionally styled Davidsons built four bedroom detached family home situated in a select setting in the sought after village of Burbage. The property briefly comprises an Entrance Hall, Downstairs WC, Open Plan Kitchen/Diner, Lounge, Galleried Landing, Four Bedrooms, Master with Ensuite, Family Bathroom, Brick/Pitched Roof Detached Single Garage, and off road parking/driveway. This very well presented and attractive property also boasts UPVC double glazing & gas central heating, with front & rear gardens.

Council Tax - E

Entrance Hall

With cloak room access, laminate wood flooring, radiator, and composite door to the side elevation.

Downstairs WC

6'11 x 3'2 (2.11m x 0.97m)
having a two piece white suite, radiator, and continuation laminate wood flooring.

Lounge

17'8 x 11'10 (5.38m x 3.61m)
Having two radiators, laminate wood flooring, and UPVC double glazed side and bay fronted windows.

Open Plan Kitchen/Diner

17'8 x 14'8 into bay (5.38m x 4.47m into bay)
Being fitted with an excellent range of gloss fronted wall and base level units with working surfaces over and tiled splashbacks and breakfast seating bar, an inset one and a half composite sink and drainer, four ring gas hob with hood over and oven under, integrated fridge/freezer, dishwasher, and microwave, two radiators, tiled flooring, and UPVC double glazed side window and further double glazed windows and French doors to the rear gardens.

Utility Room

6'11 x 4'7 (2.11m x 1.40m)
With additional gloss style base level units and working surfaces with upstands, plumbing for a washer and dryer, an inset stainless steel sink and drainer, Ideal combination boiler, extractor fan, tiled flooring, and radiator.

Landing

Having loft hatch access, airing cupboard, a radiator, and UPVC double glazed window to the side elevation.





Master Bedroom

10'7 x 10'6 (3.23m x 3.20m)

Being fitted with double door wardrobes, radiator, and UPVC double glazed window to the front aspect.

Ensuite

7'6 x 4'3 (2.29m x 1.30m)

Having a three piece suite of thermostatic rainfall shower also with handheld unit set in a cubicle, low flush WC, and a wash hand basin set in vanity casing, tiled surround, tiled flooring, a heated chrome towel rail, extractor fan, and shaver socket.



Bedroom Two

9'11 x 9'7 overall (3.02m x 2.92m overall)

Being fitted with double door wardrobes, radiator, and UPVC double glazed windows to the side and rear elevations.

Bedroom Three

7'6 x 11'0 (2.29m x 3.35m)

Being fitted with double door wardrobes, radiator, and UPVC double glazed window to the rear aspect.

Bedroom Four

6'9 x 10'10 (2.06m x 3.30m)

Being fitted with double door wardrobes, radiator, and UPVC double glazed window to the front aspect.



Family Bathroom

7'6 x 5'7 (2.29m x 1.70m)

Having a three piece white suite comprising a bath with off tap shower over and shower screen, low flush WC, and a wash hand basin. Part tiled surround, tiled flooring, an extractor fan, shaver socket and radiator.

Garage

8'11 x 17'0 (2.72m x 5.18m)

With power and lighting, eaves storage, UPVC double glazed French doors to/from the gardens, and up and over doorway to the rear driveway/parking.

Outside

To the front is a fenced front garden with established privacy trees and shrubs.

At the rear is a timber access gate with slabbed patio and foot path along a mainly lawned garden with further timber access gate from the rear parking/driveway.





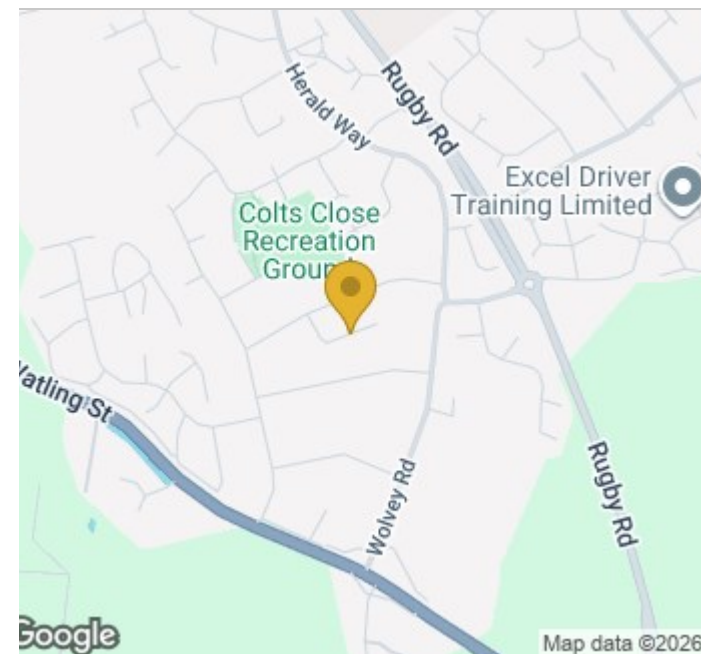
All measurements are approximate and for display purposes only

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.

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Leaving Hinckley along the Rugby Road towards Burbage, cross over the first mini roundabout and then take a right turn at the next mini roundabout onto Three Pots Road. At the fork in the road turn right onto Wolvey Road and then immediate left onto Newstead Avenue and then left again onto Nursery Gardens where the property is situated at the immediate left. For SATNAV users the postcode of the property is LE10 2JL.

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	81	82
	EU Directive 2002/91/EC	