

Springfield Sketchley Manor Lane, Hinckley, LE10 2NQ

Offers Over £675,000

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HOMES & PROPERTY

RH Homes and Property are excited to offer to market this is a really good sized & individual four bedroom detached family homes on a really generous plot situated in one of Burbage's most sought after settings, with good access to Burbage village and local surrounds, and equally good for the surrounding motorway and road, train and bus networks. The property is well extended and presented and offers impressive accommodation comprising an Entrance Hall Downstairs WC, Lounge, Feature open Plan Kitchen, Dining & Family Seating Area with views to the rear gardens, Utility Room, Gym/Office, Landing, Four Double Bedrooms, Master Ensuite, and a further Family Bathroom. Outside is an impressive sized front for off road vehicles, and equal impressive rear gardens with a timber cabin with insulation, power, and lighting for further office/family space. rear gardens. The property also benefits from gas central heating and UPVC double glazing throughout. Viewing is highly recommended to appreciate the full family space on offer.







Council Tax - E

Entrance Hall
With wood flooring and upvc sash double glazed window to the side elevation.

Downstairs WC
4'6 x 5'9 overall (1.37m x 1.75m overall)
Having a two piece white suite comprising low flush WC and corner wash hand basin, wood flooring, radiator, and upvc double glazed sash window to the rear aspect.

Lounge
21'10 x 11'4 (6.65m x 3.45m)
Having a feature focal point fireplace, radiator, wood flooring, and two upvc double glazed sash windows to the front and further window to the side elevations.



Open Plan Kitchen, Dining, Family Sitting Area
21'10 x 24'5 overall (6.65m x 7.44m overall)
Being fitted with a good range of contemporary wall and base level units with working surfaces over and tiled splashbacks, An inset stainless steel sink and countertop drainer, a five ring gas hob with built in extraction unit set in a matching island workspace and breakfast seating area, integrated fridge freezer and dishwasher, wine racking, Continuation wood flooring, three vertical matte radiators, orangery ceiling window, And bifold doors opening on to the rear patios and gardens.



Utility Room
8'6 x 8'5 (2.59m x 2.57m)
With countertop work surface and plumbing for washing machine and dryer under continuation wood flooring, radiator, and upvc double glazed sash window to the rear elevation.



Gym/Office
8'10 x 18'0 (2.69m x 5.49m)
With further continuation wood flooring, radiator, and upvc double glazed windows to the rear and front aspects.













Landing
With access off to

Master Bedroom
13'9 x 11'4 (4.19m x 3.45m)
Having sliding mirror fronted fitted wardrobes, radiator, and upvc double glazed sash window to the front aspect.

Ensuite
5'5 x 6'4 (1.65m x 1.93m)
Having a three piece white suite comprising walk-in thermostatic rainfall shower with hand held unit set in a glass cubicle, wash hand basin, and low flush WC, Laminate wood flooring, full tiled surround, extractor, heated chrome towel rail, and upvc double glazed sash window to the side aspect.

Bedroom Two
14'11 x 11'4 (4.55m x 3.45m)
With radiator, eves storage, and upvc double glazed sash window to the front aspect.

Bedroom Three
13'2 x 11'9 (4.01m x 3.58m)
Having sliding mirror fronted fitted wardrobes, radiator, and upvc double glazed sash window to the rear aspect.

Bedroom Four
8'8 x 11'8 overall (2.64m x 3.56m overall)
Having a radiator, and upvc double glazed sash window to the rear aspect.

Family Bathroom
5'6 x 11'7 (1.68m x 3.53m)
Having a four piece white suite comprising bath, thermostatic rainfall shower set in a corner cubicle, wash hand basin, and low flush WC, full tiled surround and flooring, heated Chrome towel rail, extractor, and upvc double glazed sash window to the rear elevation.

Timber Office/Family Space
With power, lighting, insulation, laminate flooring, and upvc windows and doors for access and garden views.

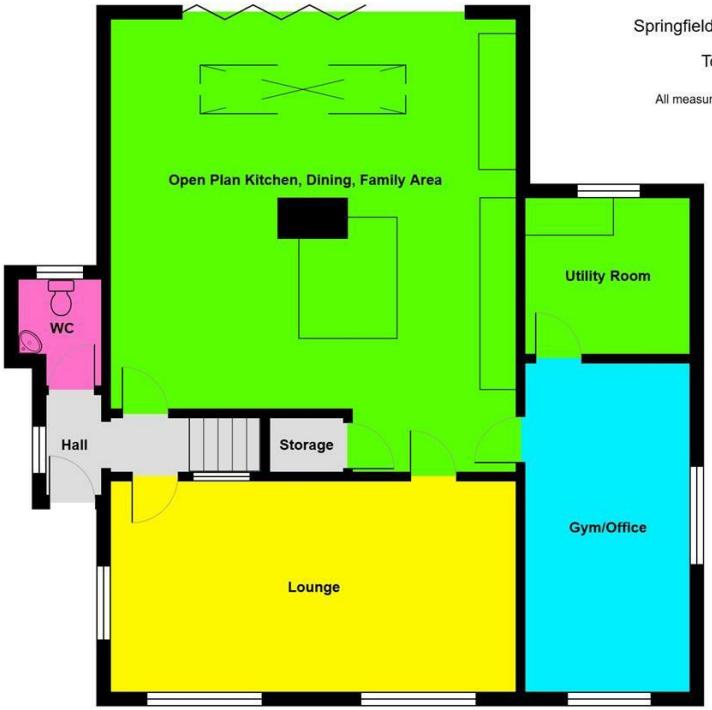
Outside
To the front is a timber gated entrance to a block paved driveway allowing parking for multiple off-road vehicles.

At the rear is a slabbed patio and seating area with steps down to a tiered traditional size garden and lawned area. At the foot of the garden is a further slabbed and pagoda covered seating area, and also access to the timber offices and outbuildings.

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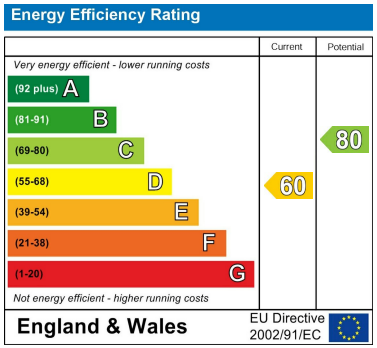
Total Area: 173.9 m² ... 1872 ft²

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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