

Property Description

Discover the perfect canvas for your dream home with this extended three/four bedroom semi-detached property in the tranquil village of Burbage. Boasting double glazing and gas central heating, this residence features an inviting entrance hall, a spacious lounge, a dining kitchen, and a versatile utility room that can serve as a study or fourth bedroom. The first floor offers three well-proportioned bedrooms and a modern shower room. Enjoy ample off-road parking at the front and side, along with a garage and a private garden to the rear. With no upward chain, this is an exceptional opportunity to personalize a home in a sought-after location.



Entrance Hall

having ceiling light point and staircase to landing.

Bedroom 4/Study 5.22m x 2.25m (17' 2" x 7' 5")

having double glazed window to front, ceiling light point and radiator.

Lounge 5.26m x 3.91m (17' 3" x 12' 10") Max

having double glazed window to side aspect, two ceiling light points, radiator, gas fire with tiled surround and wooden hearth.

Dining Kitchen 4.90m x 2.85m (16' 1" x 9' 4")

having double glazed window to side and double glazed French doors to rear, ceiling light point, tiled flooring, range of matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, plumbing for dishwasher. built in oven with gas hob and extractor over.

Utility 3.74m x 1.90m (12' 3" x 6' 3")

having double glazed window to front aspect, ceiling strip light, radiator, limited range of wall and base units with work surface over, 1 1/4 bowl drainer sink unit with mixer taps, plumbing for washing machine and vent for dryer, walk in understairs cupboard/pantry, stable door to side.

First Floor Landing

having double glazed window to side aspect, ceiling light point and loft access.

Bedroom One 3.73m x 2.44m (12' 3" x 8')

having double glazed window to front aspect, ceiling light point, radiator and double cupboard.

Bedroom Two 3.14m x 3.04m (10' 4" x 10')

having double glazed window to rear aspect, ceiling light point and radiator.

Bedroom Three 3.14m x 2.16m (10' 4" x 7' 1")

having double glazed window to rear aspect, ceiling light point and radiator.

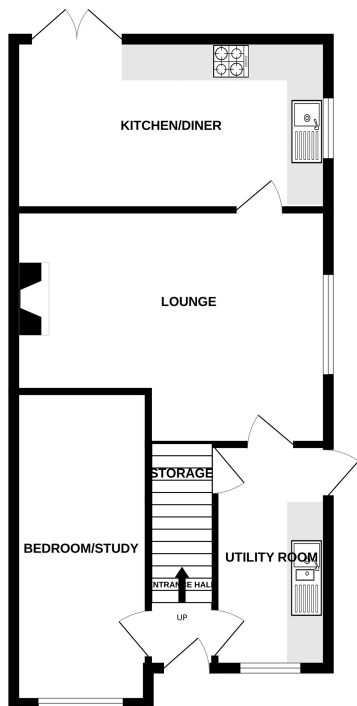
Shower Room 2.65m x 1.89m (8' 8" x 6' 2")

having double glazed window to front aspect, ceiling light point, three piece suite comprising low level flush wc, wash hand basin and shower cubicle with glass surround and electric shower.

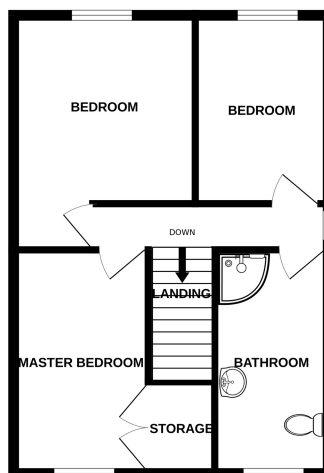
Outside

having off road parking to front for several vehicles, access to side allowing more parking and access to single garage. Paved low maintenance rear garden.

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HINCKLEY
LE10 2HJ

Energy rating

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