



Property Description

Discover the perfect family home with this extended four-bedroom semi-detached property, featuring double glazing and gas central heating for year-round comfort. Enjoy super spacious accommodation that includes an inviting entrance hall, a cozy lounge, a formal dining room, and a versatile study. The fitted kitchen and utility room provide ample space for all your culinary needs, while the ground floor shower room adds convenience. Upstairs, the master bedroom boasts an en-suite, complemented by three additional bedrooms and a family bathroom. Outside, benefit from a large office and workspace, off-road parking for 2 to 3 cars, and the advantage of no upward chain, making this an ideal choice for your next move.



Entrance Hall

having uPVC double glazed window, light point, radiator, and storage cupboard, with stairs to first floor.

Lounge 4.06m x 3.34m (13' 4" x 10' 11")

having uPVC double glazed window, ceiling light point, radiator, and wooden fire surround.

Dining Room 2.89m x 2.73m (9' 6" x 8' 11")

having uPVC double glazed patio doors to rear, ceiling light point, radiator and wood panelling to one wall.

Study/Playroom 3.66m x 3.44m (12' x 11' 3")

having uPVC double glazed patio doors to rear, ceiling light point and radiator.

Fitted Kitchen 4.01m x 2.71m (13' 2" x 8' 11")

having uPVC double glazed window, two ceiling light points, radiator, range of matching wall and base units with work surfaces over, sink with drainer and mixer tap, gas cooker point and cooker hood, boiler, pantry.

Utility Room

having uPVC double glazed window, two ceiling light points, radiator, range of matching wall and base units with work surfaces over, sink with drainer and mixer tap, plumbing for automatic washing machine and tumble dryer space.

Ground Floor Shower Room 2.30m x 1.30m (7' 7" x 4' 3")

having three ceiling spot lights, tiled walls and floor, heated towel rail, walk in shower with screen, low level flush wc and wash hand basin.

First Floor Landing

having three ceiling light points and loft access.

Bedroom One 4.10m x 3.42m (13' 5" x 11' 3")

having uPVC double glazed window, ceiling light point and radiator.

En-Suite 2.38m x 1.64m (7' 10" x 5' 5")

having uPVC double glazed window, ceiling light, tiled walls and floor, heated towel rail, walk in shower cubicle, low level flush wc and wash hand basin.

Bedroom Two 4.05m x 2.53m (13' 3" x 8' 4")

having uPVC double glazed window, ceiling light point, range of mirrored wardrobes and radiator.

Bedroom Three 3.16m x 3.00m (10' 4" x 9' 10")

having uPVC double glazed window, ceiling light point and radiator.

Bedroom Four 2.86m x 2.74m (9' 5" x 9')

having uPVC double glazed window, ceiling light point and radiator.

Family Bathroom 3.33m x 1.80m (10' 11" x 5' 11")

having two uPVC double glazed windows, ceiling light point, heated towel rail, three piece suite comprising side panelled bath with shower over, low level flush wc and wash hand basin.

External Office Room 4.88m x 2.79m (16' x 9' 2")

having uPVC double glazed window, light and power.

External Hobby/Workspace 5.77m x 3.80m (18' 11" x 12' 6")

having light and power

Outside

having block paved driveway to front allowing ample off parking for 2/3 cars, gated access to side with external water supply, power and lighting. Rear garden is low maintenance with flagstone paving, raised pebbled garden with retaining timber, access to large external office and workshop, and gated access to further area behind for maintenance and storage.

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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16 Holt Road
Burbage
HINCKLEY
LE10 2PY

Energy rating

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Valid until

7 September 2032

Certificate number

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