

This three-bedroom town house, located on Forryan Road in Burbage, Leicestershire, offers a practical and straightforward living arrangement. The property comprises three bedrooms, one bathroom, and a reception room, providing a balanced layout for everyday living. The kitchen is designed to accommodate all necessary appliances and offers sufficient space for meal preparation and dining. The reception room serves as a central hub for family gatherings and relaxation. The property also includes a garden, offering an outdoor space for leisure activities or gardening. Burbage is a well-connected area within Leicestershire, providing access to various local amenities and services. The town is known for its community atmosphere and offers a range of shops, schools, and recreational facilities.



**Porch**

having uPVC double glazed windows and door.

**Lounge** 4.07m x 3.82m (13' 4" x 12' 6")

having uPVC double glazed window to front, ceiling light point, two wall light points, radiator, staircase to first floor.

**Dining Room** 2.71m x 2.40m (8' 11" x 7' 10")

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

**Fitted Kitchen** 2.72m x 2.70m (8' 11" x 8' 10")

having uPVC double glazed window to rear aspect, ceiling light point, range of matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, gas cooker point. Door to .....

**Side Passageway**

having doors to rear garden and garage.

**Cloakroom**

having light and macerating wc.

**First Floor Landing**

having ceiling light, loft access and airing cupboard.

**Bedroom One** 4.06m x 3.82m (13' 4" x 12' 6")

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

**Bedroom Two** 4.16m x 2.74m (13' 8" x 9' )

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

**Bedroom Three** 2.42m x 2.20m (7' 11" x 7' 3")

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

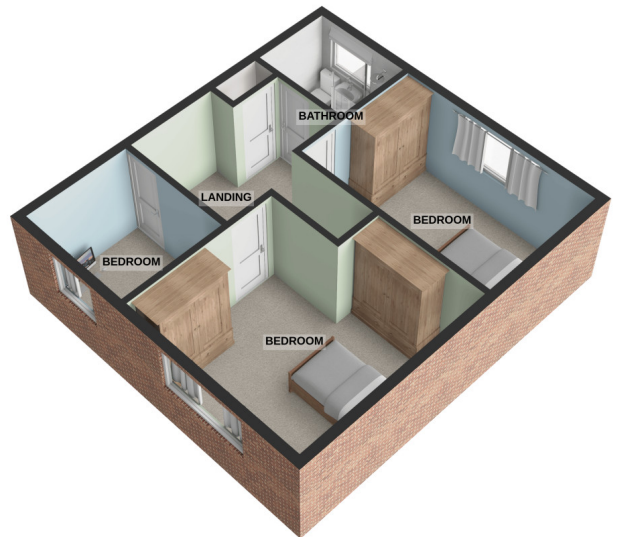
**Outside**

Off road parking to front with access to single garage with up & over door, small front garden. Enclosed garden to rear with gated access.

GROUND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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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20 Forryan Road  
Burbage  
HINCKLEY  
LE10 2PT

Energy rating

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Valid until

25 February 2036

Certificate number

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