



20 The Ridgeway, Burbage, LE10 2NR
Offers Around £240,000



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This is a three bedroom semi detached house, needing some modernising, situated in a popular setting in the ever sought after village of Burbage, and within good reach of both Hinckley and Burbage, and all the surrounding road and rail networks. The accommodation comprises of the following: Entrance Hall, Lounge & Dining Area, Sun Lounge, Kitchen, First Floor Landing, Three Bedrooms and Shower Room. Outside - Front, and rear gardens and a driveway offering off road parking leading up to a gated access through to a Garage. Gas fired central heating & UPVC double glazing. NO CHAIN.

Council Tax Band : C

Reception Hall

With a UPVC door to the front and a UPVC double glazed window to the side aspect, radiator, store cupboard, and stairs off to the first floor.

Lounge

14'11 x 11'11 overall (4.55m x 3.63m overall)

Two UPVC double glazed windows to the front elevation, TV aerial point, radiator and focal point fireplace.

Dining Area

8'10 x 7'9 (2.69m x 2.36m)

The Dining Area has patio doors leading into the Sun Lounge and radiator.

Sun Lounge

26'2" x 19'8" x 22'11" x 3'3" (8'6 x 7'1)

UPVC double glazed window to the side, and patio doors leading out into the rear garden, radiator.

Kitchen

10'0 x 8'4 overall (3.05m x 2.54m overall)

Fitted with a range of wall and base units with work surfacing over, inset sink and drainer, ceramic tiled flooring, and UPVC double glazed window and door to the rear elevation. There is a walk in store with plumbing for washing machine.

Landing

UPVC double glazed window to the side elevation, and loft access hatch.

Master Bedroom

11'0 x 10'11 (3.35m x 3.33m)

Two UPVC double glazed windows to the front elevation, and radiator.





Bedroom Two

10'11 x 9'6 overall (3.33m x 2.90m overall)

UPVC double glazed window to the rear elevation, and radiator.

Bedroom Three

8'0 x 7'1 (2.44m x 2.16m)

Bedroom Three or a Dressing Room if preferred has a UPVC double glazed window to the front aspect, range of fitted store cupboards, and a radiator.

Shower Room

7'8 x 5'7 (2.34m x 1.70m)

Having a three piece suite comprising a shower in a shower cubicle, wash hand basin, and low level w.c, with tiling and splashbacks, store cupboard, radiator and UPVC double glazed window to the rear aspect.



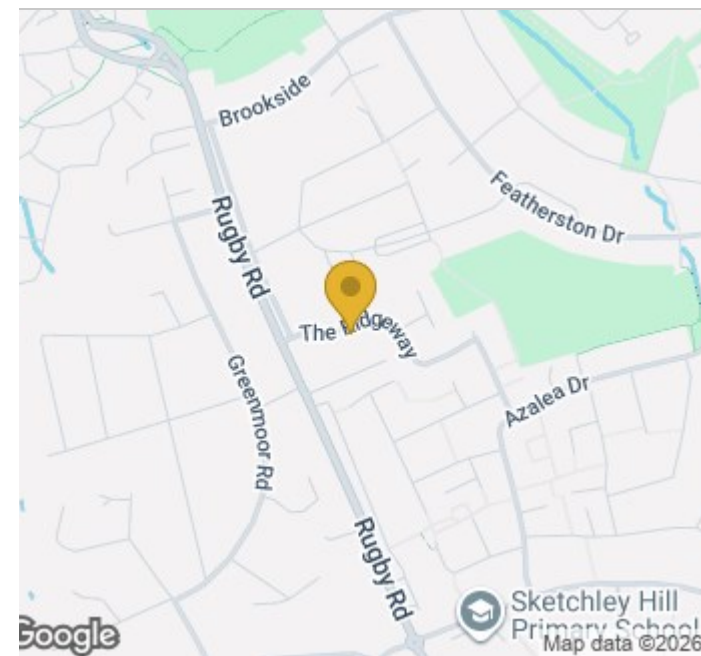
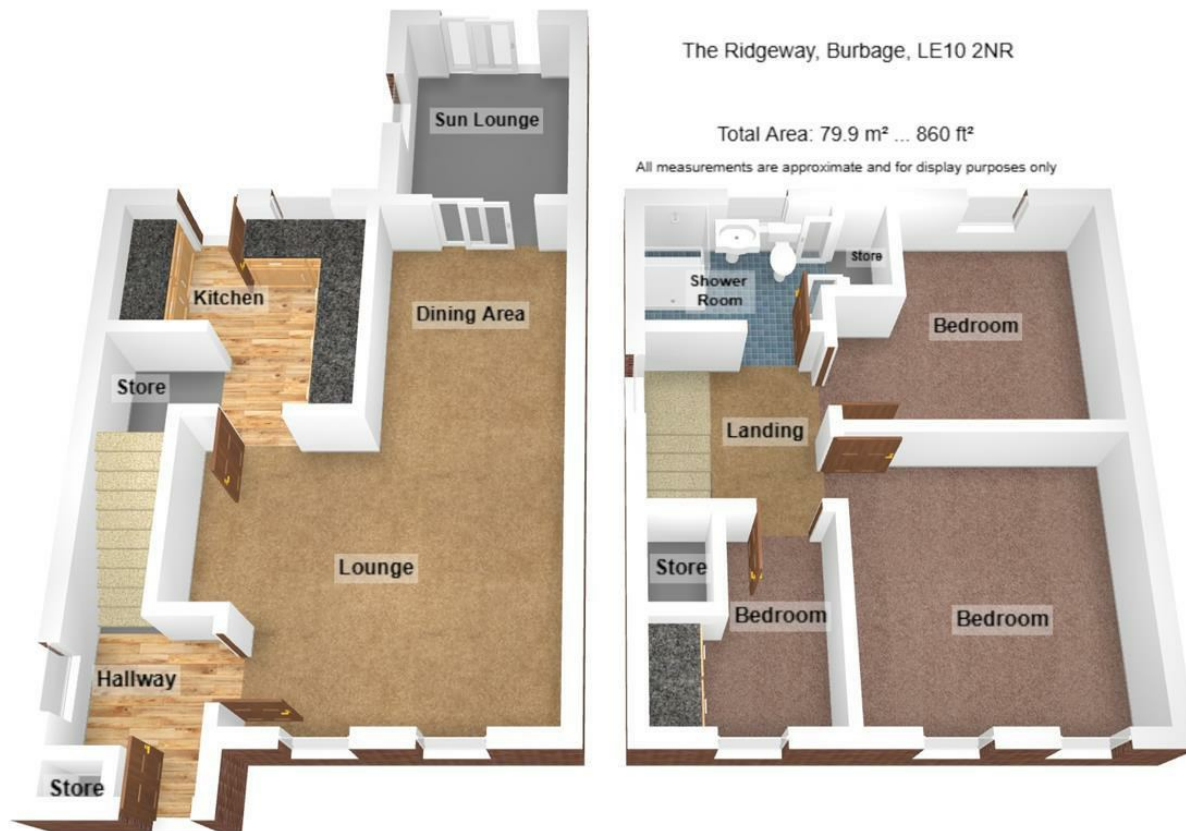
Outside

The house has a lawned front garden, with well stocked and mature flower and shrub borders, there is a driveway offering off road parking, and a gated and fenced access which leads through to :

A SINGLE GARAGE with up and over door, and a pedestrian door into the rear gardens.

The rear has a courtyard style garden with a paved patio area, with shrubbery arrangements.





Leaving Hinckley along the Rugby Road towards Burbage, proceed up to the left turning onto The Ridgeway, follow the road along, where the property is situated on the right hand side. For SATNAV/GPS users the postcode is LE10 2NR.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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