



## 66 HINCKLEY ROAD

, BURBAGE, LE10 2AQ

Offers In The Region Of £210,000



A tastefully decorated show standard, two bed roomed, three storey cottage style terraced house, with spacious second floor games room. Additional benefits of PVCu double glazing, gas fired central heating, modern kitchen, luxury bathroom, enclosed rear garden, Summer house.

Ideally located close to all local amenities, including local shops, schools and public transport services. The property is within commuting distance of all major road links such as the A5, M69, M1 and M6.

MUYST BE VIEWED.



**Attractive spacious through lounge/dining room 25'5" x 10'10" (7.76 x 3.32)**

PVCu double glazed windows, radiators and open plan staircase.

**Modern kitchen (rear) Shaker style. 13'0" x 5'10". (3.97 x 1.80.)**

Stainless steel sink unit, range of base and wall units (7 base units and 4 wall units) finished in soft cream, associated work surfaces, breakfast bar, PVCu double glazed windows, PVCu stable door, ceramic tiled floor, split level gas hob and electric fan assisted oven, extractor hood. and radiator.

**Utility room (rear). 13'0" x 4'3" (3.97 x 1.32)**

Obscure UPVC double glazed window, double glazed composite door and plumbing for washing machine.

**First floor landing 14'9" max 2'8" min x 5'9" max (4.52 max 0.82 min x 1.77 max)**

Open plan staircase to second floor, radiator, attractive wood polished floor.

**Modern shower room (rear) 11'3" x 5'0" (3.43 x 1.54)**

Suite in white, fitted double shower cubicle with a mixer shower, wash hand basin, low flush w.c, ceramic tiled floor, central heating radiator, extractor fan and obscure double glazed window

**Bedroom 1 (front) 11'3" x 10'11" (3.43 x 3.34)**

Having UPVC double glazed window, central heating radiator, fitted cupboard.

**Bedroom 2 (rear) 13'3" x 5'11" (4.03 x 1.80)**

Twin double glazed Velux roof lights, PVCu double glazed side windows, PVCu double glazed rear window and radiator.

**Second floor games room /playroom (through) 19'0" max x 11'3" 29'6" (max) (5.80 max x 3.45 9 (max))**

Twin double glazed roof lights, storage to eaves, radiator and a wall mounted gas fired combination boiler (Worcester Greenstar 18R1).

**Outside**

Having enclosed rear 75ft in length garden with patio, pedestrian access.

Enclosed fore garden.

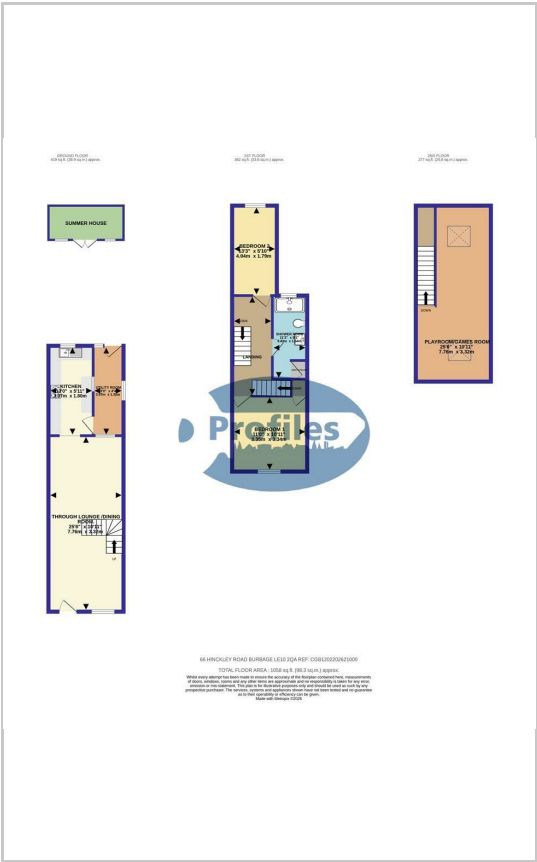
**Summer house 13'9" x 10'8" (4.2 x 3.25)**

Having twin UPVC double glazed French doors, UPVC double glazed side window.

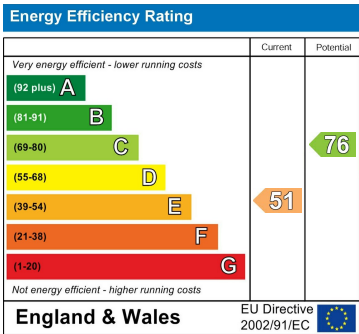
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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