



46 Burleigh Road, Hinckley, LE10 0DQ  
£229,950

3 1 1 D

A row of four icons: a pink bed icon with the number 3, a green bathtub icon with the number 1, a yellow sofa icon with the number 1, and a blue house icon with a lightning bolt and the letter D.

RH Homes and Property are very pleased to offer this three bedroom traditional style townhouse in this cul de sac location, a popular setting close to schools, parks, local shops and the town centre. This property benefits from open plan ground floor living space, a conservatory with an insulated roof, a private rear garden with a decked terrace, and convenient parking for two cars to the front. The house briefly comprises an Entrance Hallway, Lounge, Re-fitted Open Plan Dining Kitchen, Conservatory, Landing, Three Bedrooms, and Upstairs Bathroom. Gas central heating & UPVC double glazing.

Council Tax - B

### Entrance Hall

With laminate wood flooring, radiator, under stairs utility cupboard (with plumbing for washer and dryer), and original stain glassed window and UPVC double glazed door to the front elevation.

### Open Plan Lounge/Dining Area

10'4 x 22'1 overall (3.15m x 6.73m overall)

With laminate wood flooring throughout, focal pointed fuel burner with oak wood beam and slate hearth, two radiators, and UPVC double glazed bay window to the front aspect.

### Open Plan Re-fitted Kitchen

16'3 x 5'11 overall (4.95m x 1.80m overall)

With continuation laminate flooring from the Lounge/Dining Area and being fitted with a range of modern contemporary wall and base units with working surfaces over and splashbacks, a four ring electric hob with hood over and oven under, an inset ceramic sink and countertop drainer with hand held spray mixer tap, integrated dishwasher, fridge and freezer, breakfast bar seating counter and UPVC double glazed window to the rear elevation.

### Conservatory

9'0 x 9'0 overall (2.74m x 2.74m overall)

With laminate wood flooring, power, lighting, and UPVC double glazed French doors opening to the rear gardens.

### Landing

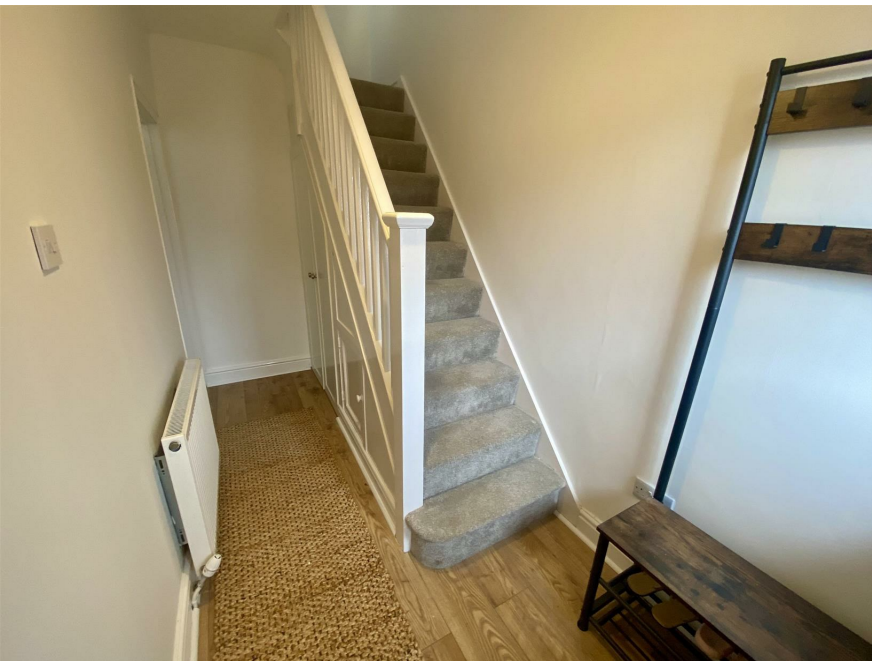
With loft access and leading to:

### Bedroom One

10'5 x 10'4 (3.18m x 3.15m)

With radiator and UPVC double glazed window to the front elevation.





### Bedroom Two

10'5 x 9'3 (3.18m x 2.82m)

With radiator, built in double door cupboard, and UPVC double glazed window to the rear aspect.

### Bedroom Three

7'5 x 7'0 (2.26m x 2.13m)

With radiator and UPVC double glazed window to the front elevation.

### Family Bathroom

7'3 x 5'1 (2.21m x 1.55m)

With a three piece white suite comprising low flush WC, wash hand basin, and bath with off tap shower over, part tiled surround, laminate wood flooring, radiator, extractor, and UPVC double glazed window to the rear elevation.



### Outside

To the front is a stoned driveway allowing for off road parking for multiple vehicles.

At the rear is a mainly lawned garden with timber decking, and slabbed walkway leading to timber sheds at the foot of the garden.

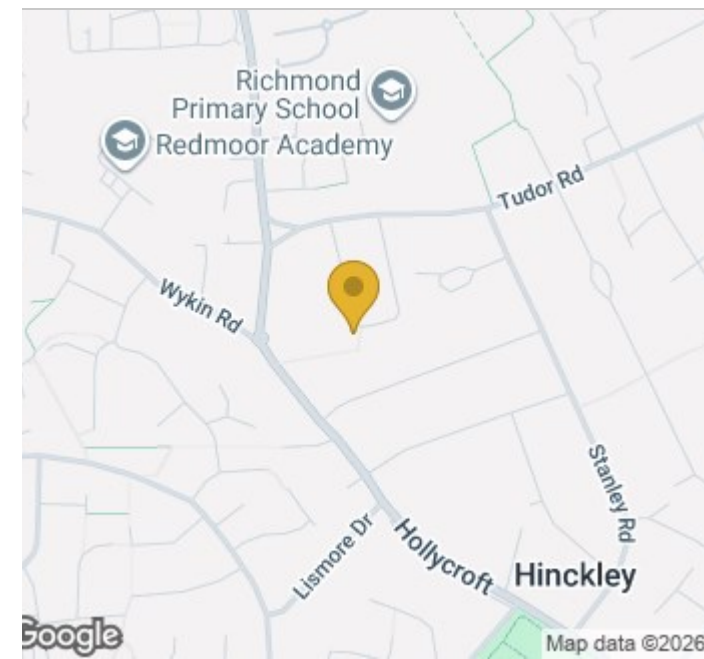




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Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley along Derby Road proceed up to the traffic lights and continue straight over onto Factory Road/Middlefield Lane, follow the road around to the right onto Middlefield Lane, then turn left onto Tudor Road, take the first turn onto Burleigh Road, where the property is situated on the left hand side easily identified by the RH Homes & Property for sale board. For SATNAV users the postcode is LE10 0DQ.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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