



23 Indigo Drive, Burbage, LE10 2QJ
£230,000 Offers over

wards
Residential

Freehold

This modern semi-detached three bedroom house is situated in a convenient location in Burbage, with easy access to the M69 and Hinckley railway station. The ground floor features a spacious lounge and a well-equipped kitchen/diner with integrated appliances and French doors leading to the rear garden. Upstairs, there are three bedrooms, including a master with an ensuite and family bathroom. To the front, the property is set back from the road with a maintained front garden, to the rear, the property offers off-road parking for two cars and an enclosed garden. UPVC double glazing and gas fired central heating. The newly fitted carpets, blinds, wardrobe and shed are included in the sale.

Entrance Hall

Entering through a black composite UPVC front door, outside lighting and stairs leading to the upper floor.

Lounge

4.93 x 3.47 Metres

Spacious living area with carpeted flooring, UPVC double glazed window to the front elevation and access to the kitchen/dining area.

Kitchen/Dining Area

4.53 x 2.95 Metres

Fitted with an excellent range of gloss base and wall units with granite effect work surfaces over (and matching upstands) and stainless steel one and a half sink and drainer with drainage grooves. Integrated appliances include a 4-ring gas hob under a stainless-steel extractor and electric oven. Space for a fridge/freezer, washing machine and dryer, as well as housing the combi boiler. Vinyl flooring and understairs storage cupboard. UPVC double glazed French doors and window to the rear elevation.



Landing

With loft access hatch.

Master Bedroom

3.8 x 3.57 Metres

Large double room with ample storage space and a UPVC double glazed window to the front elevation.

Ensuite

2 x 1.57 Metres

Fitted with a three-piece white suite comprising pedestal wash hand basin, low flush WC and fully tiled shower in a cubicle. Vinyl flooring and UPVC double glazed window to the front elevation.





Bathroom

2.02 x 1.69 Metres

This bathroom is presented in a clean, neutral style, featuring a white suite comprising a panelled bath, pedestal wash hand basin and low-level WC. Tiled splash around wet areas and UPVC double glazed windows to the side elevation.

Bedroom 2

2.67 x 2.54 Metres

Double bedroom with carpeted flooring and UPVC double glazed window to the rear elevation.

Bedroom 3

2.54 x 1.79 Metres

With carpeted flooring and UPVC double glazed window to the rear elevation.



Outside

The front and rear gardens are predominately laid to lawn with a paved area adjacent to the dwelling at the rear. The rear garden enclosed by timber fencing with side access to the allocated car parking spaces.

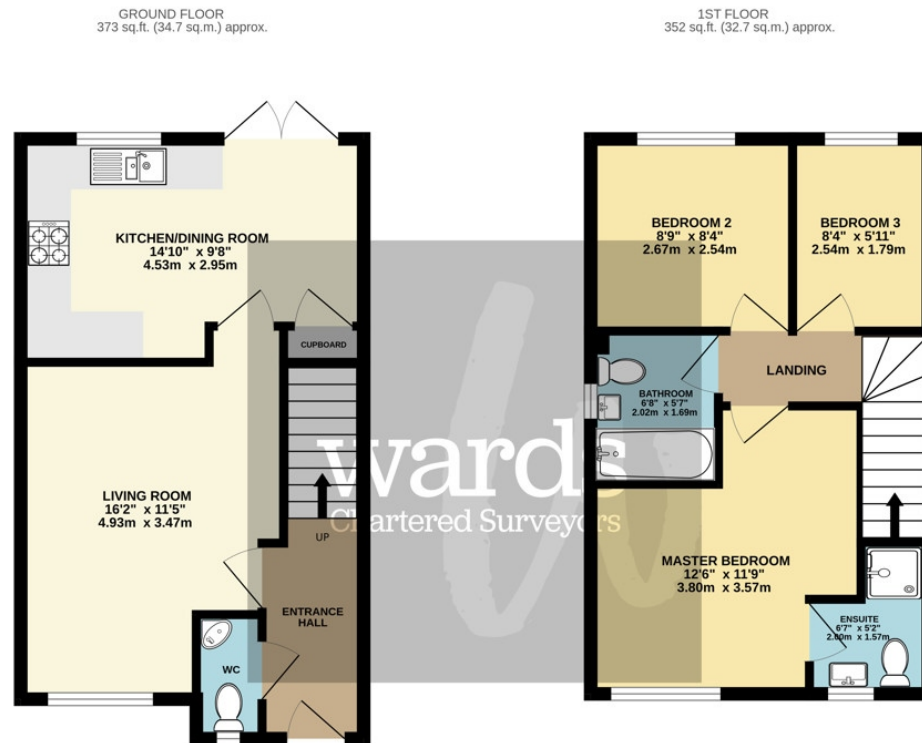
WC

Fitted with a two piece suite comprising corner pedestal wash basin and low flush WC. Tiled around wet areas, vinyl flooring and a double-glazed window to the front elevation.

EPC Rating - C (78)

Call 01455 251771 to make an appointment to view this property



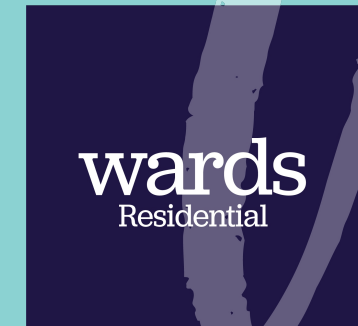


TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

These particulars, whilst intended & believed to be accurate are set out as a general outline only 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836