



2 Greenmoor Road, Burbage, LE10 2LT
£315,000

wards
Residential

Freehold

NO CHAIN. This two bedroom detached bungalow on a corner plot ideally located within easy reach of Burbage village centre, local amenities, schools, and excellent transport links via the M69, offers spacious single-storey living on desirable corner plot with wrap-around gardens, off-road parking, and a garage. The accommodation comprises an entrance hall, a generous lounge, conservatory, fitted kitchen, two well-proportioned bedrooms, a family bathroom. The bungalow is well-maintained throughout, with potential to update or extend (subject to relevant permissions) to suit modern lifestyles.

Entrance Hall

1.07 x 2.2 Meters

With UPVC paneled door leading to the entrance hall.

Hallway

4.39 x 2.85 Meters

With access to the two bedrooms, bathroom, lounge, kitchen and the loft.

Outside

With gardens to the front and side elevations with shrubbery borders, an apple tree enclosed by timber fencing and south facing formal enclosed gardens enclosed by a dwarf wall.



Lounge

3.9 x 6.33 Meters

With UPVC French doors to the conservatory and UPVC double glazed window to the rear elevation.

Kitchen

3.47 x 4.21 Meters

Fitted with wooden effect wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled flooring, gas hob, oven, extractor fan, tiled splash backs, storage cupboard and UPVC double glazed window to the front elevation.

Conservatory

3.3 x 2.58 Meters

UPVC double glazed sliding doors leading into the garden.





Bedroom 1

4.41 x 3.01 Meters

With fitted Hammond's wardrobes and draws, UPVC double glazed window to the front elevation.

Bedroom 2

3.63 x 3.07 Meters

With UPVC double glazed window to the front elevation.

Bathroom

2.85 x 1.67 Meters

Fitted with a three-piece white suite including a low flush WC, pedestal sink, enclosed shower, tiled splash backs, UPVC double glazed window to the rear elevation.



Utility

2.39 x 3.47 Meters

With UPVC door to the front elevation.

Garage

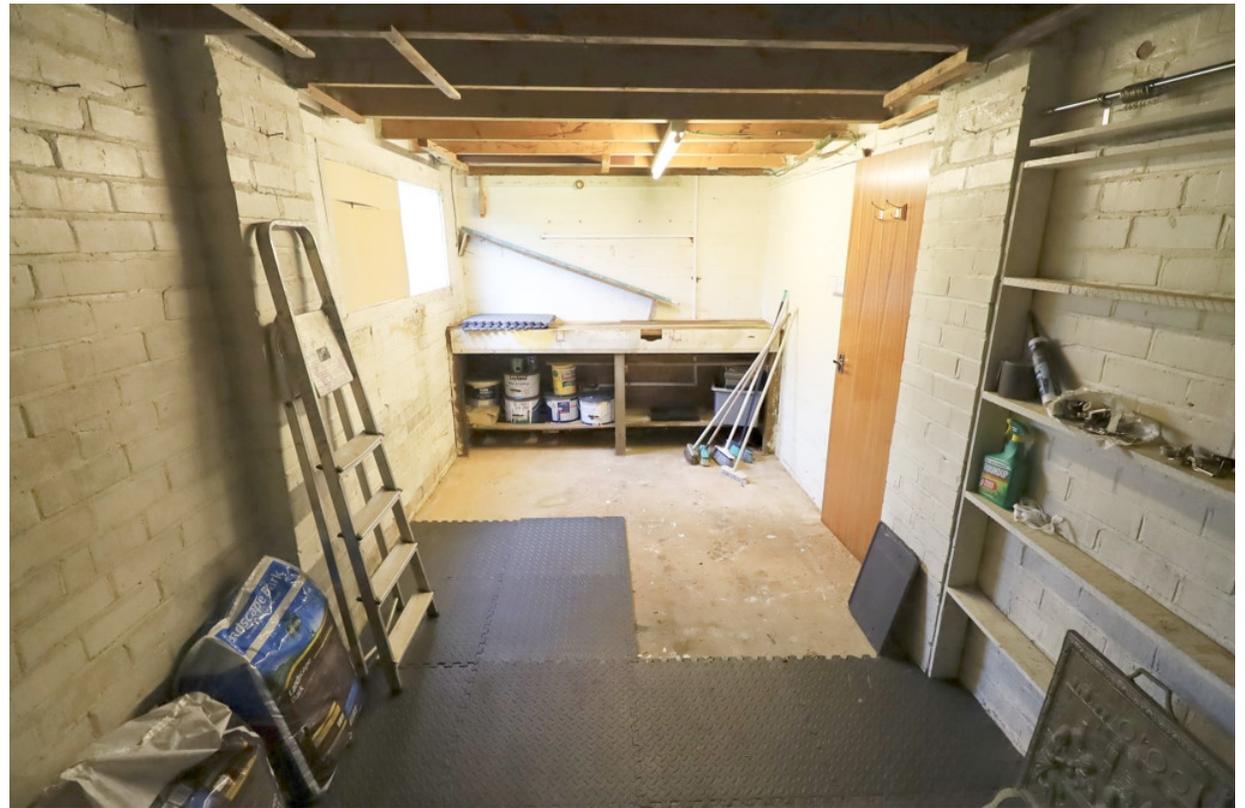
4.50 x 2.30 Meters

Up and over garage door with side access to the utility.

EPC rating - D (61)

Council Tax Band - D

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
1149 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.8 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.
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