

### Property Description

Discover the perfect blend of comfort and convenience in this charming one-bedroom town house located in the heart of Burbage. Featuring uPVC double glazing and efficient gas central heating, this home ensures a cozy atmosphere year-round. The well-designed layout includes a spacious lounge, a functional kitchen, a double bedroom, and a modern bathroom. Enjoy the added benefits of parking at the rear and beautifully maintained gardens at the front and side. With no chain involved, this property is ready for you to move in and make it your own.



**Lounge** 4.79m x 3.99m (15' 9" x 13' 1")

having two uPVC double glazed windows, ceiling light point, two wall light points, dado rail, electric fireplace, radiator and spiral staircase to first floor.

**Kitchen** 2.01m x 1.68m (6' 7" x 5' 6")

having uPVC double glazed window, ceiling light point, range of wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, plumbing for automatic washing machine and gas cooker point.

**Landing**

with light point

**Bedroom** 4.01m x 2.44m (13' 2" x 8' )

having two uPVC double glazed windows, ceiling light point, radiator, built in double wardrobe, boiler cupboard and loft access.

**Bathroom** 1.70m x 1.69m (5' 7" x 5' 7")

having uPVC double glazed window to front aspect, ceiling light point, radiator, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

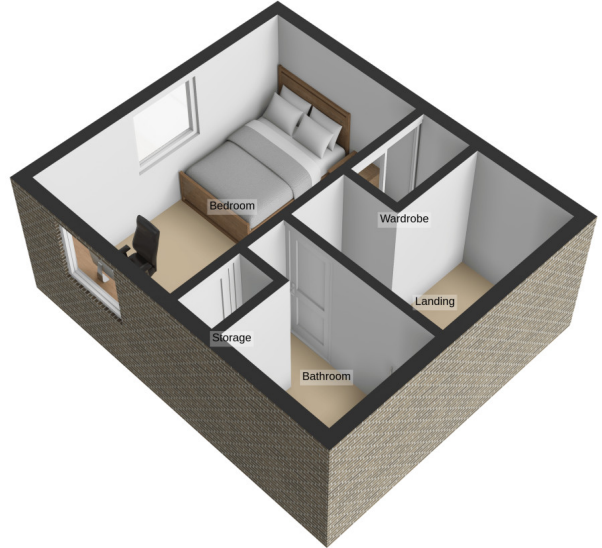
**Outside**

having gate to private garden which is all pebbled for low maintenance. Lawned garden to front with external meter store.

Ground Floor  
203 sq.ft. (18.8 sq.m.) approx.



1st Floor  
206 sq.ft. (19.1 sq.m.) approx.



Total Floor Area : 409 sq.ft. (38.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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3, Sycamore Close  
Burbage  
HINCKLEY  
LE10 2JU

Energy rating

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Valid until  
20 May 2029

Certificate number  
8601-4635-0129-5196-8513

