



**23 Millers Green, Burbage, LE10 2ST**  
**£249,950**



RH Homes and Property are very pleased to offer this very nicely presented three bedroom, three storey and two bathroom townhouse in the ever sought after village of Burbage. With good access to the villages schools, shopping facilities, and transport links. The house is situated at the end of a small close overlooking an attractive green area, and Garage to the rear. The home briefly comprises an Entrance Porch & Hallway, Lounge, Kitchen, First Floor Landing with Two Bedrooms and Family Bathroom, and Second Storey Master Bedroom with Ensuite Bathroom. The property also benefits from front & rear gardens, Garage with access from the rear (from Ratcliffe Road), Gas central heating & UPVC double glazing throughout.

Council Tax - B

#### **Porch**

Comprising of a UPVC double glazed surround and door to the front aspect.



#### **Entrance Hall**

With radiator, laminate wood flooring, and access to the first floor stairway.



#### **Lounge**

16'10 x 13'4 (5.13m x 4.06m)

With feature electric fire set in a marble surround, decorative wood panelling, radiator, and UPVC double glazed window to the front elevation.

#### **Kitchen**

13'4 x 8'10 (4.06m x 2.69m)

Having an ample range of wall and base level units with working surfaces over and tiled splashbacks, an inset stainless steel sink and drainer, plumbing for a washing machine, eight ring gas range style cooker with a hood over. There is also ceramic tiled flooring, a Glow worm boiler in a matching cupboard, and UPVC double glazed window and door leading to the rear garden area.



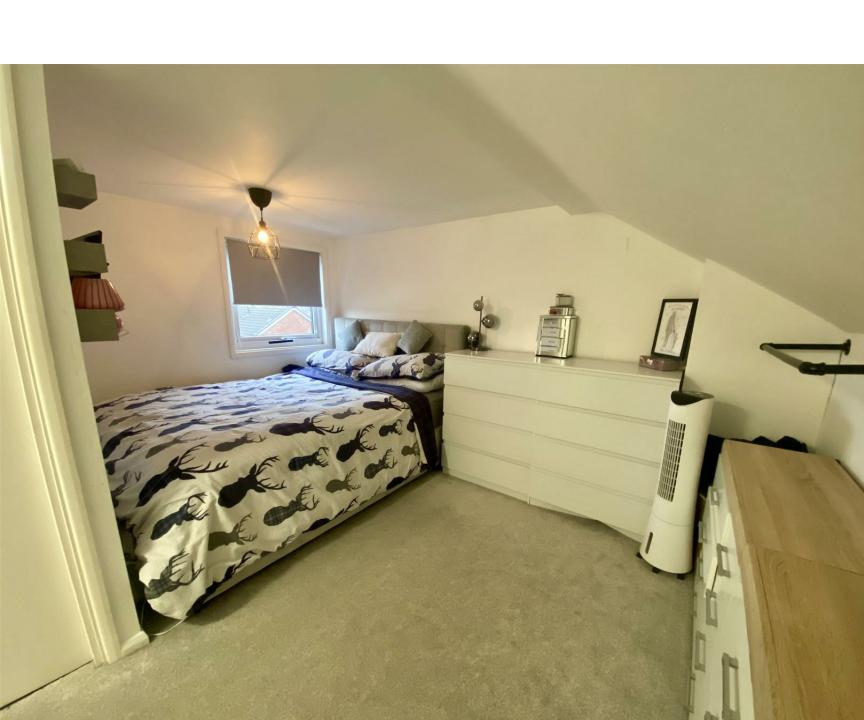
#### **First Floor Landing**

With access off to:

#### **Bedroom Three**

10'4 x 7'7 (3.15m x 2.31m)

Having a radiator, built in double door wardrobe and UPVC double glazed window to the rear elevation.



## Bedroom Two

12'4 x 8'8 overall (3.76m x 2.64m overall)

With a radiator, built in double door wardrobe, and UPVC double glazed window to the front elevation.

## Family Bathroom

8'2 x 5'7 (2.49m x 1.70m)

Having a three piece white suite of P shaped-bath with electric shower and screen over, a wash hand basin set in a gloss fronted vanity cupboard and low flush W.C, tiled flooring, UPVC panelled surround tiling, shaver socket, heated towel rail, extractor fan, and UPVC double glazed window to the rear elevation.

## Second Storey

### Bedroom One

11'11 x 10'6 overall (3.63m x 3.20m overall)

With access to eaves storage, radiator and UPVC double glazed window to the rear aspect.

### Ensuite

5'6 x 4'10 (1.68m x 1.47m)

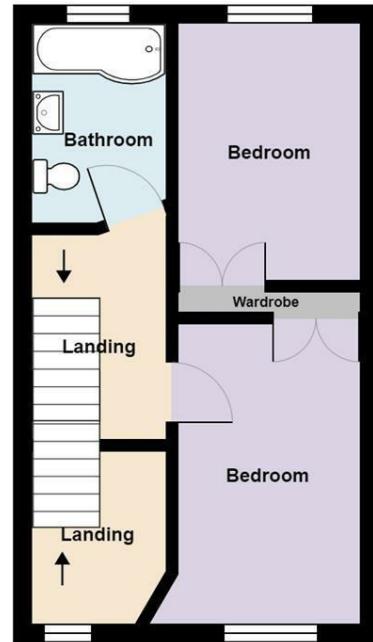
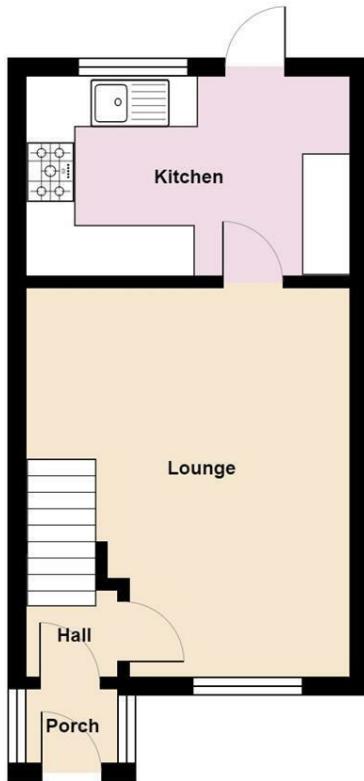
Offering a three piece suite, electric shower in a cubicle, wash hand basin and low flush W.C, tiled flooring, extractor fan, and UPVC double glazed window to the rear elevation.

### Outside

To the front is a lawned area with established hedge border, slabbed pathway to the front door and side of the property leading to a timber gate and rear garden access.

At the rear is a tiered slabbed patio area and conifer tree privacy border. At the foot of the garden is a timber gate allowing access from the off road parking (from Ratcliffe Road) and a single brick built garage with up and over door.





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Total Area: 78.7 m<sup>2</sup> ... 847 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley along the Rugby Road towards the M69, take a left turning onto Sketchley Road, follow the road along and then turn left onto Twycross Road, follow the road along and turn right onto Millers Green, where the property is situated towards the end of the Close opposite the green area at the bottom. For SATNAV users the postcode is LE10 2ST.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## 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.

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