



## 26 HINCKLEY ROAD, BURBAGE, LE10 2FG

**OFFERS OVER £280,000**

Impressive 1996 Crest Nicholson built family home on a large corner plot. Sought after and highly convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, restaurants, parks, public houses and good access to the A5 and M69 motorway. Well presented and refurbished including white wood grain interior doors, wooden flooring, spindle balustrades, coving, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, lounge and dining kitchen. Three bedrooms and bathroom with shower. Impressive frontage, enclosed good sized front, side and rear gardens with wide driveway offering ample car/caravan parking leading to a single garage. Ample room for an extension (STPP). Viewing recommended. Carpets, blinds and dishwasher included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting, attractive sage green panelled SUDG front door to

## ENTRANCE HALLWAY

With ceramic tiled flooring, radiator, telephone point, wall mounted consumer unit, attractive white wood grain interior doors.

## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, ceramic tiled flooring, radiator.

## LOUNGE TO FRONT

16'8" x 15'2" (5.10 x 4.64)

With oak finish laminate wood strip flooring, two radiators, TV aerial point. Coving to ceiling. Fibre broadband point, stairway to first floor with white spindle balustrades.



## REFITTED DINING KITCHEN TO REAR

15'1" x 8'6" (4.62 x 2.61)

With a fashionable range of two tone units in matt graphite and matt light grey with soft close doors, consisting inset stainless steel single drainer sink unit, mixer taps above, double cupboard beneath. Further range of floor mounted cupboard units and three drawer unit, contrasting Quartz working surfaces above with inset Bosch four ring induction hob unit, fan assisted oven with grill beneath. Integrated extractor hood above. Matching upstands. Further matching range of wall mounted cupboard units, concealed lighting over the working surfaces. Integrated freezer, appliance recess points, plumbing for dishwasher, integrated Bosch microwave oven. Inset ceiling spotlights. Oak finish laminate wood strip flooring, radiator. Communicating door to garage, UPVC SUDG patio door to the rear garden.



## FIRST FLOOR LANDING

With white spindle balustrades, coving to ceiling, door to airing cupboard. Loft access with extending aluminium ladder for access, the loft is boarded with lighting.

## BEDROOM ONE TO REAR

8'5" x 12'2" (2.57 x 3.73)

With radiator.



### BEDROOM TWO TO FRONT

8'9" x 11'6" (2.69 x 3.53)

With a range of fitted bedroom furniture the full width of one wall consisting two double and two single wardrobe units, chest of drawers beneath, radiator, TV aerial point.



### BEDROOM THREE TO REAR

6'5" x 8'10" (1.97 x 2.70)

With radiator.



### REFITTED BATHROOM TO FRONT

6'4" x 6'0" (1.95 x 1.83)

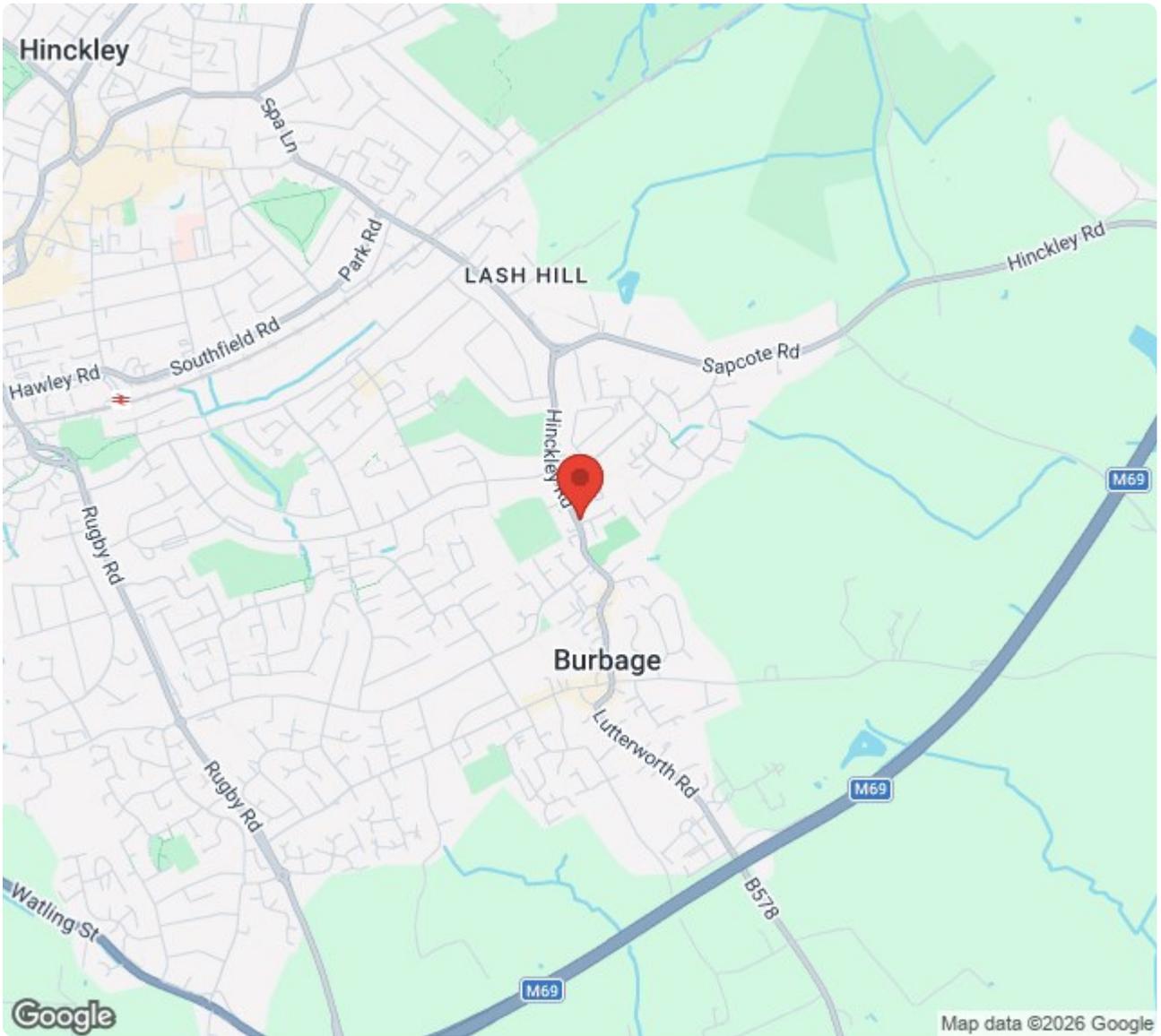
With white suite consisting of a double ended panelled bath with main power shower above, glazed shower screen to side, vanity sink unit with gloss white double cupboard beneath, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlight and extractor fan.



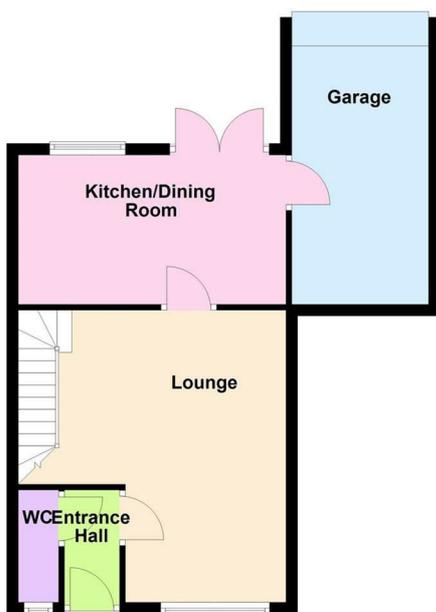
### OUTSIDE

The property is nicely situated on a large corner plot, having an impressive frontage set back from the road screened behind an ornamental retaining wall and panelled fencing, the front garden is principally laid to lawn with surrounding beds, a timber gate offers access to a further front and side garden principally laid to lawn with surrounding beds enclosed by ornamental brick retaining wall and panelled fencing. There is also a timber shed and an apple tree, outside tap and a double power point, double timber gates at the rear of the house leads to a wide block paved driveway offering ample car/caravan parking leading to a single brick built garage which measures 2.50m x 5.53m with up and over door to front, communicating door to side, pitched roof offering further storage, fitted workbench, appliance recess points beneath, plumbing for automatic washing machine, hot and cold feed, light and power, wall mounted Baxi gas condensing combination boiler for central heating and domestic hot water (new as of 2019). Side and rear garden is fully fenced and enclosed. The garden is principally laid to lawn with surrounding beds and borders it also has a full width slabbed patio adjacent to the rear of the house with outside tap, double power point and security light.

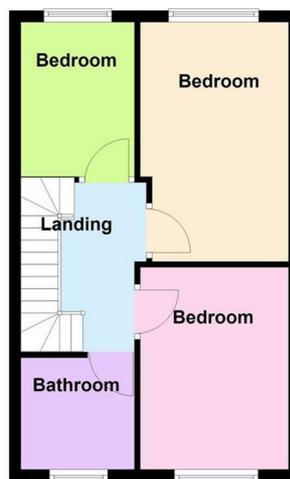




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk