



## Property Description

Discover the perfect blend of comfort and convenience in this charming two-bedroom detached bungalow, ideally situated in a highly sought-after village location on a prominent corner plot. This home features uPVC double glazing, gas central heating, and a security alarm for peace of mind. Enjoy the spacious extended lounge, a well-fitted kitchen, and a modern shower room. The enclosed low-maintenance garden offers a serene outdoor space, complemented by a garage for added storage. With no upward chain, this property is ready for you to move in—early viewing is essential to secure this exceptional opportunity.







**Entrance Porch**

having uPVC double glazed window, ceiling light, radiator, wood flooring.

**Entrance Hallway**

having ceiling light, coving to ceiling, loft access, central heating thermostat, radiator, built in airing cupboard.

**Lounge Diner** 6.26m x 3.70m (20' 6" x 12' 2")

having three uPVC double glazed windows, two ceiling light points, coving to ceiling, two radiators, gas fire with wooden fireplace and marble hearth.

**Fitted Kitchen** 3.61m x 2.50m (11' 10" x 8' 2")

having uPVC double glazed window, ceiling light point, tiled flooring, single bowl drainer sink unit with mixer taps, range of matching wall and base units with work surfaces over, integrated double oven, gas hob and extractor over, plumbing for automatic washing machine, part glazed uPVC double glazed door to rear garden.

**Bedroom One** 3.70m x 3.02m (12' 2" x 9' 11")

having uPVC double glazed window, ceiling light point, coving to ceiling and radiator.

**Bedroom Two** 3.97m x 2.46m (13' x 8' 1")

having uPVC double glazed window, ceiling light point, coving to ceiling, radiator and double wardrobe.

**Fully Tiled Shower Room**

having uPVC double glazed window, ceiling light point, tiled flooring, radiator, three piece suite comprising walk in shower cubicle, wash hand basin and low level flush wc.

**Outside**

having low maintenance corner plot frontage with tar macadam drive allowing off road parking and access to larger than average garage with electric roller door, light, power, uPVC double glazed window and part glazed door. Gated access to side leads to enclosed low maintenance garden with paving, raised beds and borders, external lamp and two external taps.

GROUND FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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26b De La Bere Crescent  
Burbage  
HINCKLEY  
LE10 2EQ

Energy rating

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