



# 102 Featherston Drive

Burbage, Hinckley, LE10 2PP

Offers In The Region Of £349,500



A immaculately presented, 3 bedroom traditional styled semi detached house. The property has the benefit of gas fired central heating (condensing combination gas boiler), PVCu double glazed windows, spacious family open living with a luxury fitted breakfast kitchen intercommunicating with an attractive through lounge/dining room, modern bathroom with mixer shower, front garden with 2 car driveway, enclosed southerly facing rear garden.

Ideally located close to all local amenities, including local shops, schools and regular transport services. The property is accessible for commuting to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.



**Spacious hall. 8'3" x 6'2". (2.53 x 1.88.)**

Composite door, adjacent PVCu double glazed side window, laminate floor and mains smoke alarm.

**Guest cloakroom. 6'7" x 3'2". (2.01 x 0.99.)**

Suite in white, low flush wc, wash hand basin in vanity with base cupboard finished in high gloss white, LVT floor, downlights to the ceiling and fitted cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Baxi 224 com)

**Through lounge /dining/ fitted breakfast kitchen. 23'2" (max) x 17'10" (max) (7.08 (max) x 5.44 (max))**

Spacious open planned living.

Through lounge /dining room.

PVCu double glazed front window, rear double glazed patio doors, feature wall media, ladder style radiators, laminate floor and downlights to the ceiling.

Luxury fitted breakfast kitchen.

Composite sink in black slate, attractive base and wall units finished in dove grey (10 base and 4 wall with underlighting), contrasting work surfaces and integrated breakfast bar, split level induction hob, electric (fan assisted) oven, extractor hood, PVCu double glazed window, downlights to the ceiling, plumbing for a washing machine, heat alarm and wall light point.

**First floor landing. 8'11" x 5'11". (2.73 x 1.82.)**

Mains smoke alarm and side PVCu double glazed window.

**Bedroom 1 (front). 11'8" (max) x 11'8" (max). (3.58 (max) x 3.57 (max).)**

PVCu double glazed window, radiator and fitted twin double wardrobes with centre bridging cupboards.

**Bedroom 2 (rear). 11'8" x 10'2". (3.57 x 3.11.)**

PVCu double glazed window, radiator and twin fitted double wardrobes with centre bridging cupboards.

**Bedroom 3 (front). 9'5" x 7'0". (2.89 x 2.14.)**

PVCu double glazed window, laminate floor and radiator.

**Modern bathroom (rear). 6'11" x 5'7". (2.11 x 1.72.)**

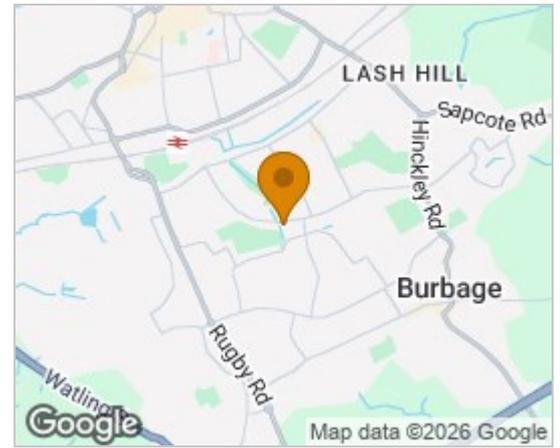
Full luxury suite in white, P shaped bath with chrome mixer shower with an additional rainfall shower head, wash hand basin in vanity with high gloss white base cupboard, low flush wc with concealed cistern, chrome ladder style radiator, ducted extractor fan, LVT floor covering and obscure PVCu double glazed window.

**Outside.**

Front garden with 2 to 3 car driveway.

Enclosed southerly facing rear garden, with decking and upper lawned area,

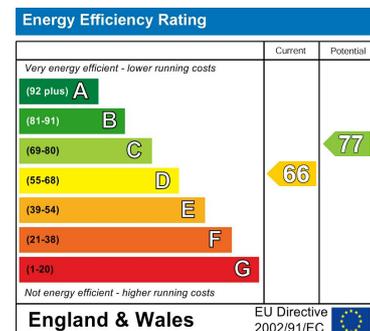
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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