



85 Sapcote Road, Burbage, LE10 2AS  
£330,000 offers over

wards  
Residential

## Freehold

A well presented traditional style and character three bedroom semi detached house situated in the ever sought after village of Burbage with good access to the nearby road networks and to the village centre and town centre of Hinckley. Located on a really good sized plot with superb and extensive rear gardens, a gated driveway to the front offering ample off-road parking and an outbuilding. The house briefly comprises an Entrance Hallway, Lounge, Sitting Room leading through to the Kitchen, Bathroom, Three Bedrooms and Upstairs WC. UPVC double glazing & gas central heating.

## Entrance hall

Part glazed composite door to the side aspect leading into the Hallway, stairs off to the first floor, and wood panelled interior doors giving access to both reception rooms.

## Kitchen

**3.93 x 2.2 Meters**

Fitted with new flooring and a good range of wall and base level units and drawers, with contrasting wooden work surfaces. There is an inset Belfast style sink, a hood over the cooker point. Having plumbing for a washing machine and dishwasher, and a part glazed stable door and UPVC double glazed window to the side elevation.

## Dining room

**3.98 x 3.25 Meters**

Still having a feature sash window to one side of the fireplace and original cupboards to the other, and a UPVC double glazed window to the rear elevation with plantation style shutters. The fireplace has recessed and exposed brickwork set in a wooden surround with a multi fuel burning stove. A useful understairs storage cupboard and wooden style flooring.

## Lounge

**4.01 x 3.86 Meters**

With a UPVC double glazed bay window to the front aspect with plantation style shutters, a recessed exposed brick fireplace housing a multi fuel burner in a character wood surround. There is a wood style flooring, a decorative picture rail.



## Landing

With loft access hatch.

## Master bedroom

**4.01 x 3.86 Meters**

UPVC double glazed window to the front aspect with plantation style shutters, a decorative and original cast iron fireplace, decorative picture rail and built in two door wardrobes.

## Bedroom two

**3.26 x 3.07 Meters**

UPVC double glazed window to the rear elevation, decorative original cast fireplace, picture rail and radiator.

## Bedroom three

**2.8 x 2.23 Meters**

UPVC double glazed windows to both the side and rear elevations





## Bathroom

### 2.18 x 1.72 Meters

Having a three-piece white suite comprising a low level WC, wash hand basin and bath with an overhead and handheld shower. Tiled splashbacks, new flooring and Having a three-piece white suite comprising a low level WC, wash hand basin and bath with an overhead and handheld shower. Having tiled splashbacks, and UPVC double glazed window to the rear elevation.

## W.C.

### 1.34 x 0.9 Meters

Having a two piece white suite comprising a low level w.c., and wash hand basin, also housing the boiler, with extractor fan, and wood laminated flooring.



## Outside

To the front, a gated driveway offers ample off-road parking. There is a wooden side gate giving access to the rear of the property. The rear garden is predominantly laid to lawn. There is a gravelled patio area adjacent to the dwelling and to the top of the garden with two timber sheds and an outbuilding suitable for office or recreational purposes. The whole being enclosed with a mixture of hedging and timber fencing.

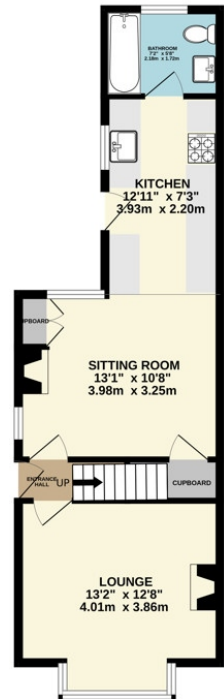
**EPC Rating - D (62)**

**Council Tax Band - B**

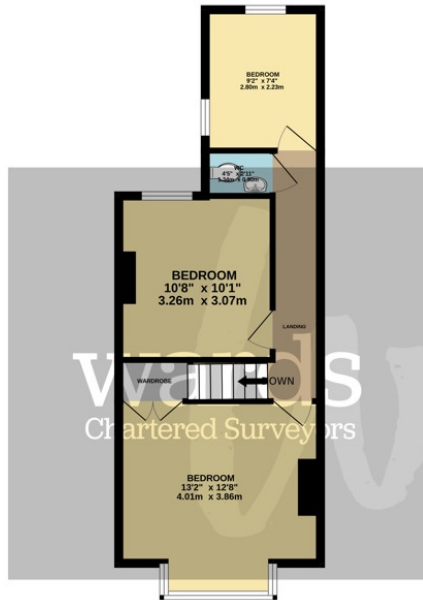
**Call 01455 251771 to make an appointment to view this property**



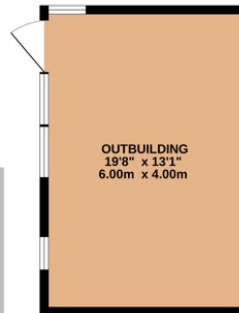
GROUND FLOOR  
461 sq ft. (42.8 sq.m.) approx.



1ST FLOOR  
414 sq ft. (38.5 sq.m.) approx.



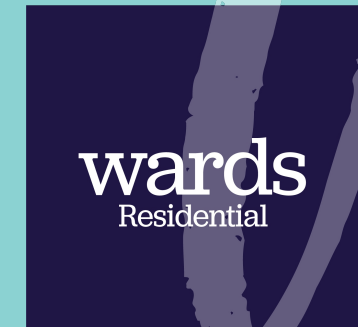
2ND FLOOR  
258 sq ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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