



wards  
Residential

27 Falconers Green, Hinckley, LE10 2SX  
£425,000

Freehold

A spacious four-bedroom detached family home situated in the popular village of Burbage. The accommodation comprises: Entrance Hall, Living Room, open plan Kitchen Diner, Utility Room, WC and Conservatory. To the first floor are four Bedrooms with the master benefitting an Ensuite and separate family Bathroom. Externally, there is off street parking, a Garage and an enclosed rear garden offering a high degree of privacy. UPVC double glazing, gas fired central heating and solar panels.

### Entrance Hall

Having double glazed door to the front, radiator, stairs off to the first floor and oak flooring.

### Living Room

**4.4 x 3.84 Meters**

Having double glazed window to the front, a feature gas fireplace with surround and hearth, radiator and oak flooring. UPVC double glazed window to the front elevation.

### Kitchen/Dining Area

**5.35 x 3.14 Meters**

The spacious, open plan Kitchen/Diner is a superb feature of the property. The Kitchen area is fitted with an excellent range of white base and wall units with contrasting worktops over and integrated kitchen sink. Integrated appliances including a gas hob with extractor fan over, built in electric oven, microwave and integrated dishwasher. The Dining Area benefits from a breakfast bar and a family dining area. UPVC double glazed window to the rear elevation with French doors providing access the conservatory. Access to the Utility and under stairs storage cupboard.



## Conservatory

**4.91 x 3.07 Meters**

Being of UPVC construction, with double glazed windows to the rear and side elevations and double glazed door leading out into the garden. New roof and under floor heating has been installed.

## Landing

Having stairs rising from the hallway, airing cupboard, access to loft which is partly boarded.

## Master Bedroom

**3.7 x 3.47 Meters**

UPVC double glazed window to the rear, fitted wardrobes and overbed storage with carpeted flooring.

## Ensuite

**1.88 x 1.52 Meters**

UPVC double glazed window to the rear and suite comprising shower cubicle with power shower, vanity wash handbasin, WC, being partly tiled, with heated towel rail and tiled flooring.

## Bedroom 2

**3.83 x 2.49 Meters**

Double bedroom with a UPVC double glazed window to the front, radiator and carpeted flooring.





### **Bedroom 3**

**3.47 x 3.29 Meters**

Third double bedroom with a UPVC double glazed window to the front, radiator and carpeted flooring. Benefitting from a fitted wardrobe.

### **Bedroom 4**

**2.6 x 2.45 Meters**

UPVC double glazed window to the front, radiator and carpeted flooring.

### **Family Bathroom**

**2.49 x 1.87 Meters**

Having double glazed window to the rear and suite comprising bath with electric shower over, wash handbasin and low level WC, tiled surrounds, extractor fan, heated towel rail and tiled flooring. There is also loft access.



## Outside

To the front of the property is off street parking with garage. To the rear of the property is an enclosed rear garden, being mainly laid to lawn with a selection of mature shrubs and borders. There is a decked patio area and pond.

## Utility Room

**2.49 x 2.03 Meters**

Continuing the modern wall and base units from the kitchen, integrated sink and plumbing for washing machine. Double glazed window to the rear and double glazed door leading out into the garden.

## WC

**2.49 x 0.84 Meters**

Comprising low level WC and wash handbasin, with splashback tiling, radiator and double glazed window to the side.

## Garage

**5.01 x 2.49 Meters**

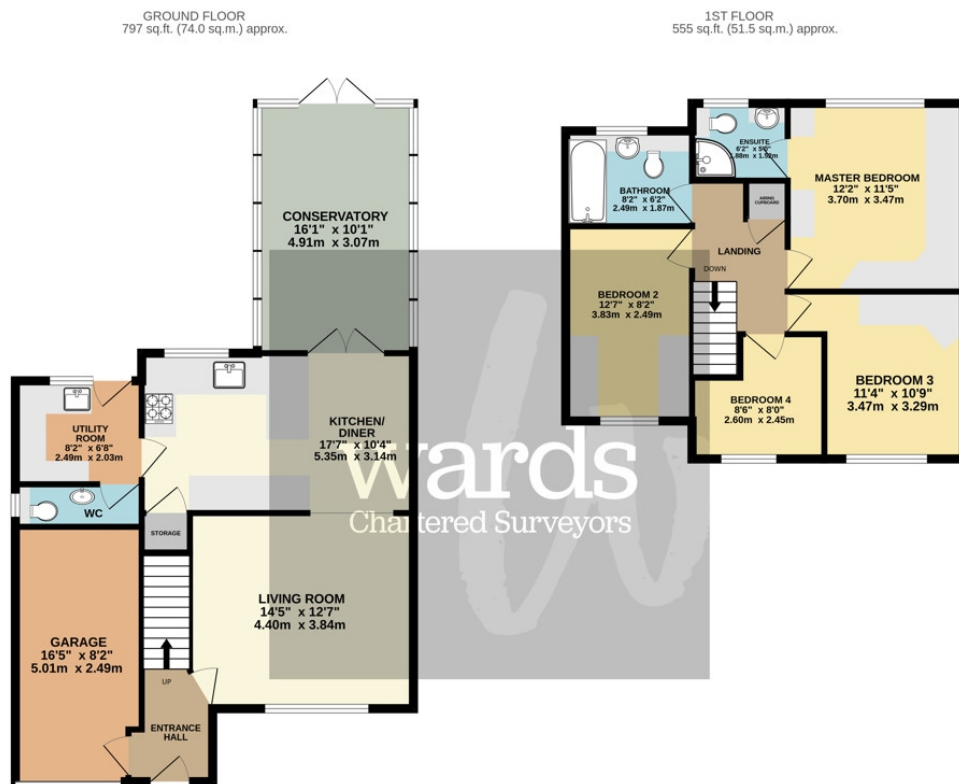
With an up and over door garage door, with light and power, housing the boiler and controls for the solar panels.

**EPC Rating - to follow**

**Council Tax Band - D**

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





TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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