



141 Lutterworth Road, Burbage, LE10 2DL
Offers Over £450,000



4



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2



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*****EXCELLENT BRAND NEW FOUR BEDROOM, TWO ENSUITE DETACHED HOUSE IN PRIME EDGE OF BURBAGE LOCATION.** With solar panels (3.87kw system) and air source heat pump for green benefits. (The very similar house next door has paid just under £500 in the past 12 months for heating & power costs to put into context the savings involved)

RH Homes & Property are pleased to offer to market this brand new executive detached house situated on a small Close with similar detached homes, close to the centre of the ever popular village of Burbage. The house offers an extensive open plan Living/Lounge Area, superb Fitted Breakfast Kitchen (with composite work surfaces), there's a separate Sitting Room/Home Office, Downstairs WC, Landing, Four Bedrooms, Master and Guest Room both with Ensuite, Family Bathroom. Integral oversized Garage and electric roller door, and a good sized driveway. Attractive gardens. Heating with underfloor & Air source heat pump, UPVC double glazing. **GOOD FOR VILLAGE CENTRE ACCESS AND BURBAGE SCHOOLING - READY TO MOVE IN - NO CHAIN!*****

Family/Living Room

14'9 x 23'0 overall (4.50m x 7.01m overall)

Kitchen Area

9'0 x 20'7 (2.74m x 6.27m)

WC

6'6 x 2'10 (1.98m x 0.86m)

Study

8'0 x 6'9 (2.44m x 2.06m)

Landing

Master Bedroom

9'0 x 20'8 overall (2.74m x 6.30m overall)

Ensuite

6'3 x 6'5 (1.91m x 1.96m)

Bedroom Two

15'9 x 9'3 (4.80m x 2.82m)

Ensuite

4'7 x 2'11 (1.40m x 0.89m)





Bedroom Three
8' 2 x 9'0 (2.44m x 2.74m)

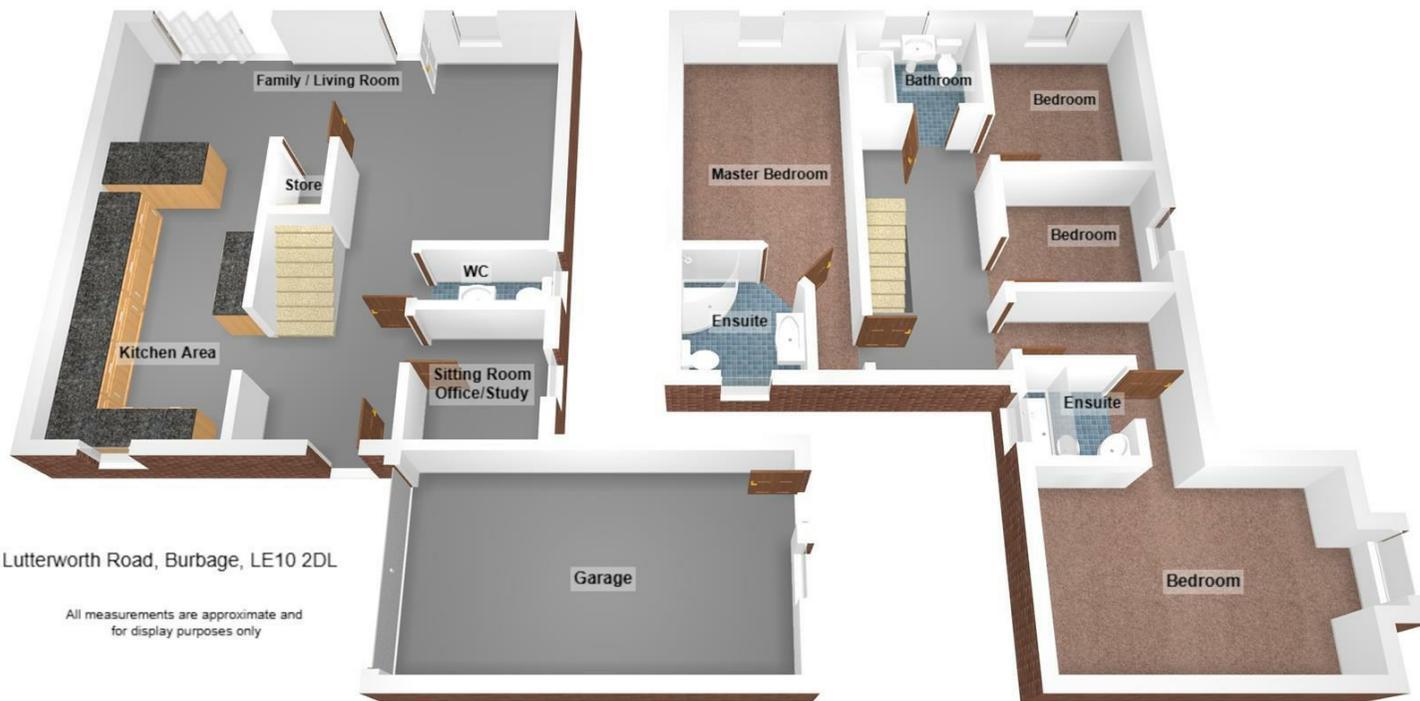


Bedroom Four
8'2 x 6'6 (2.49m x 1.98m)

Family Bathroom
6'9 x 5'2 (2.06m x 1.57m)

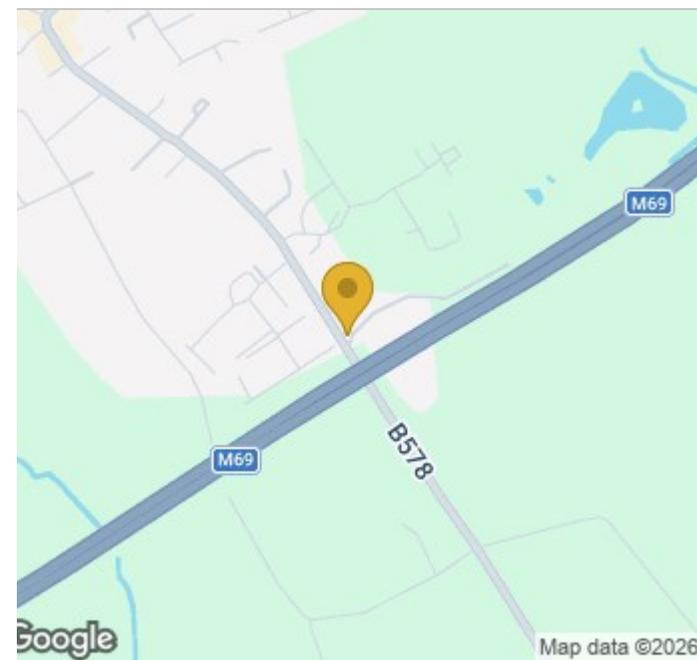
Garage
18'9 x 9'9 (5.72m x 2.97m)





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All measurements are approximate and for display purposes only



Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sapcote Road. Turn right into Hinckley Road, and continue through the village which becomes Church Street, and continue along and proceed straight over the cross roads in the centre onto Lutterworth Road, where the property is situated on a small Close on the left hand side just before leaving the village. For SATNAV/GPS users please enter the postcode LE10 2DL.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	92	94
	EU Directive 2002/91/EC	

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