



## 16 BURGESS CLOSE HINCKLEY, LE10 2FT

**£250,000**  
**FREEHOLD**

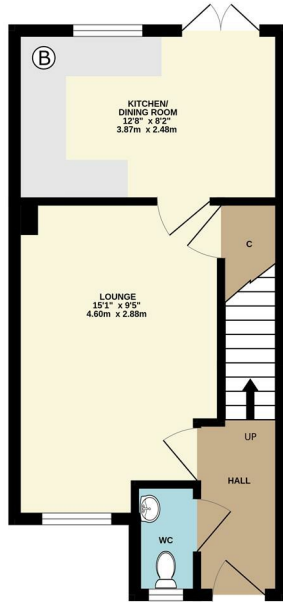
James Whalley is proud to present this modern two bedroom semi-detached home, built in 2024, making it an ideal first-time purchase or perfect downsizing opportunity.

Upon entering the property you are welcomed by an entrance hallway, downstairs WC, and a bright and airy lounge. To the rear of the property is a modern kitchen diner complete with fitted appliances and access to the rear garden.

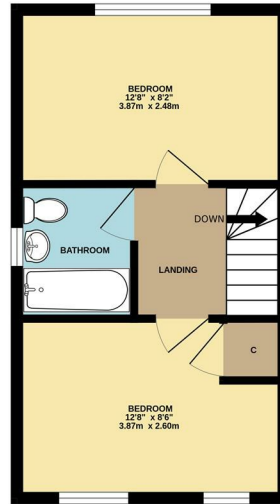
To the first floor the property offers two double bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a contemporary family bathroom.

**suave**

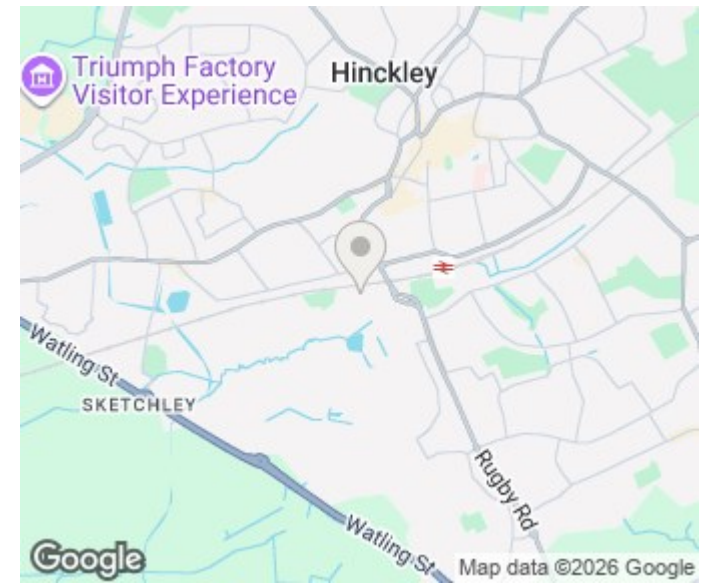
GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA - 614 sq.ft. (57.0 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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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