



17 FORRESTERS ROAD HINCKLEY, LE10 2RU

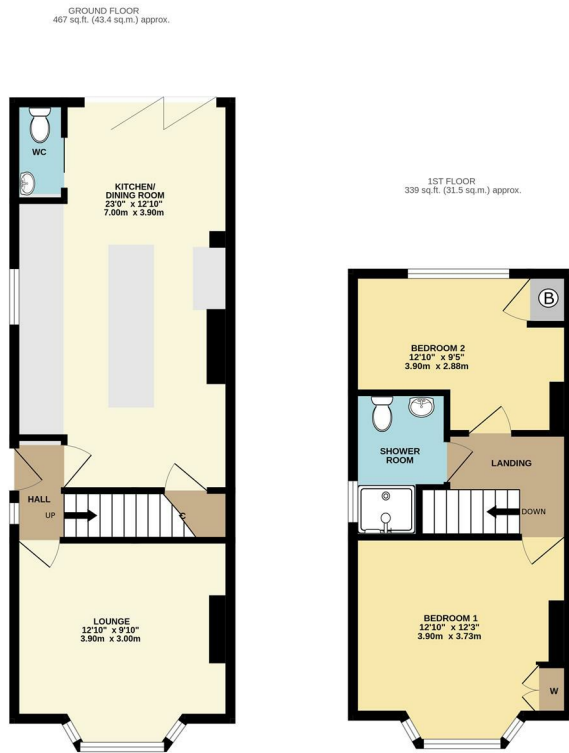
£280,000
FREEHOLD

James Whalley is proud to present this absolute gem of a home in the highly sought-after village of Burbage.

Upon entering, you are welcomed by an entrance hall leading through to the stunning open-plan kitchen diner. The kitchen features a stylish island and beautiful herringbone flooring, creating a modern yet warm space perfect for entertaining. High-end integrated appliances include a Quooker boiling tap, Elica integrated downdraft hob, self-cleaning Bosch oven, Bosch microwave, integrated Bosch dishwasher, and a wine cooler.

The ground floor also benefits from a convenient downstairs WC and a cosy front lounge with a charming bay window.

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TOTAL FLOOR AREA: 806 sq.ft. (74.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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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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	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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