

55 Church Street, Burbage, LE10 2DA

£350,000

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HOMES & PROPERTY

A truly character and really good sized cottage, set over four floors and located right in the heart of the ever sought after village of Burbage overlooking the Horsepool. The property has retained its traditional routes, whilst offering vast improvements during the current owners tenure with a mix of modern and traditional finish. Briefly comprising a Reception Hall, Breakfast Kitchen, Lounge & Dining Area, Utility Area, and Cellar/Play Room. First Floor Landing, Two Double Bedrooms, and a four piece Bathroom. With Stairs to a Second Floor Room, which also has flexible usage, the current owners have fitted wardrobes to use as a Bed/Dressing Area. Also potentially the Home Office/Study. There are also useful eaves stores. There is a picturesque rear garden with a Summer House/storage shed. UPVC double Glazing (& one Skylight window). Gas Central Heating. Viewing highly recommended.







Council Tax - D

Reception Hall
4'7 x 3'4 (1.40m x 1.02m)
With a door to the frontage, and further timber door through to the Kitchen.

Kitchen & Breakfast Room
16'3 x 12'0 (4.95m x 3.66m)
Refitted with an excellent range of wall and base level units and drawers with work surfacing over, inset one and a half sink and drainer unit, an integrated dishwasher and fridge. With tiled flooring, radiator, a stable style timber door into the Lounge, and UPVC double glazed window with plantation style shutters to the front.

Lounge & Dining Area
17'4 x 19'2 overall (5.28m x 5.84m overall)
With twin UPVC french doors leading out into the gardens, and an Orangery style roof window. There is a feature exposed brick hearth running the length of the Lounge area housing the focal point corner gas wood effect stove, engineered oak flooring, and modern but traditional look school style radiator. With timber doors to the neighbouring rooms.





Utility Area
7'6 x 5'4 (2.29m x 1.63m)
With a composite door out to the rear garden, with plumbing for a washing machine and space for a tumble dryer, useful store cupboards, radiator, and tiled flooring.

Cellar
13'7 x 10'9 overall plus recess (4.14m x 3.28m overall plus recess)
There is a door from the Lounge to the stairs leading to the Cellar. This room has a flexible potential array of usages, although does have a slightly shallow ceiling. Which the current owners have used as a quiet Sitting Room/Entertainment Lounge. Media & TV points, radiator.



First Floor Landing
With access off to :













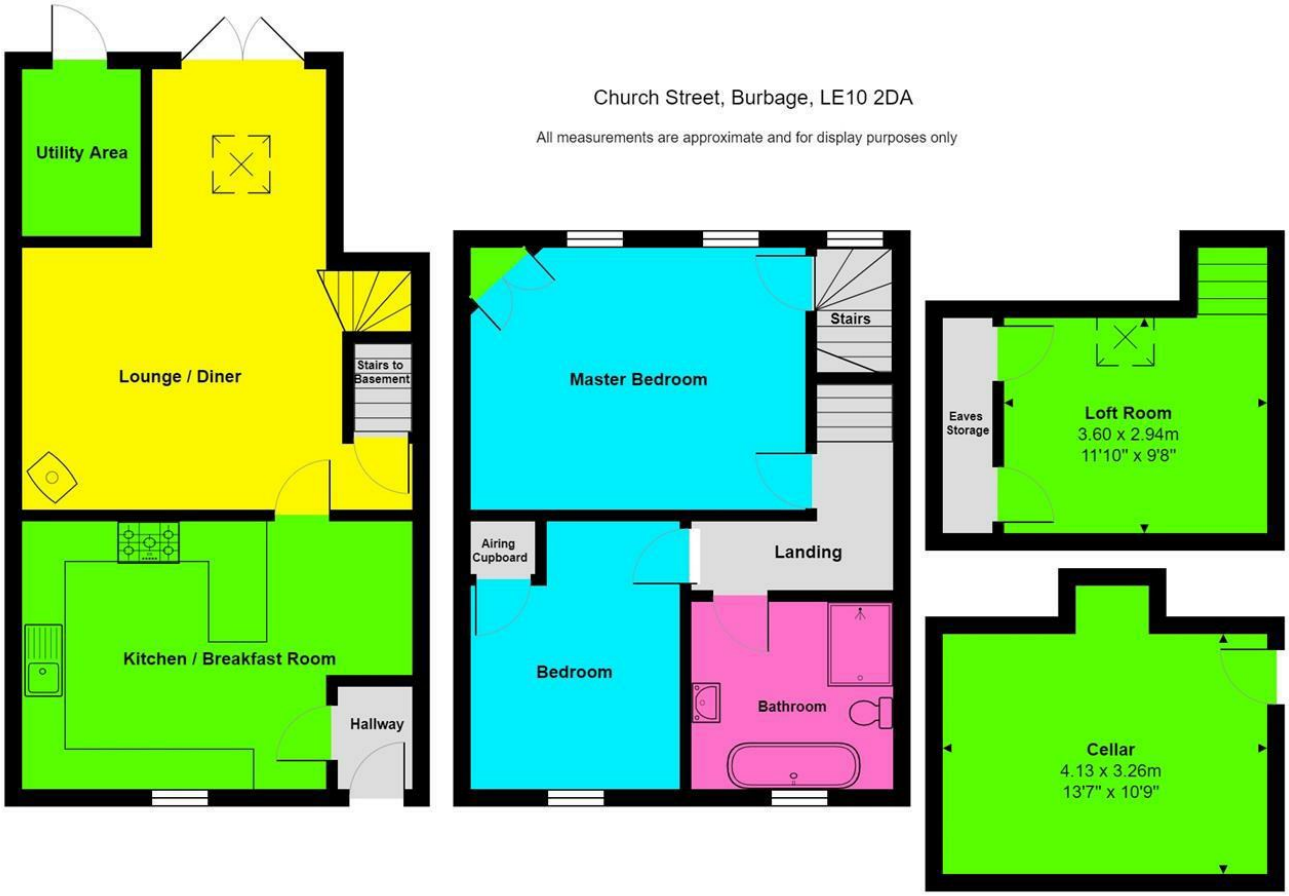
Master Bedroom
15'0 x 11'9 (4.57m x 3.58m)
With two UPVC double glazed windows complete with plantation style shutters to the rear overlooking the gardens. There is a corner traditional wardrobe/store, radiator, and timber doors onto the Landing and up to the Top Floor.

Bedroom Two
12'0 x 9'5 (3.66m x 2.87m)
UPVC double glazed window with plantation style shutters to the front elevation, radiator, and a storage/airing cupboard housing the Ideal central heating boiler. Timber door on to the Landing.

Bathroom
8'7 x 6'0 (2.62m x 1.83m)
Having a really attractive modern but traditional style four piece white suite comprising a roll top claw foot bath, a shower cubicle with rainfall shower, wash hand basin and low level W.C., with ceramic tiling and flooring, a heated towel rail, extractor fan, feature part exposed brick walling, and a UPVC double glazed window to the front elevation with plantation style shutters. Timber door on to the Landing.

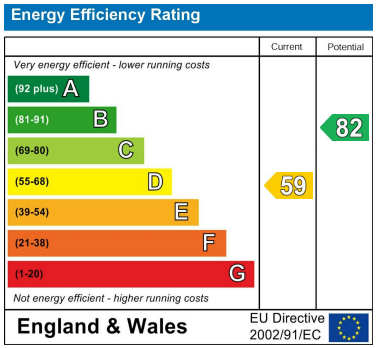
Second Floor Room
11'10 x 9'8 overall to approx 1m height (3.61m x 2.95m overall to approx 0.30mm height)
There are stairs leading from the Lobby off of the Master Bedroom, this Room could also have an array of potential uses. and has Fitted Wardrobes and plenty of space for clothes and offering also as a Bedroom or Dressing Area. There are eaves store cupboards, attractive exposed wooden beams, radiator, and a skylight window.

Outside
There is a shared pedestrian access with double gates to the side in to the garden. with a shaped cobbled and paved patio adjacent to the rear of the house, there is dwarf walling and shrub beds edging the patio with steps leading onto a lawned garden, again being flanked by really well stocked flower and shrub surrounds. There is a wooden summerhouse/Store to the rear, and further seating area. The garden is important to view to appreciate the tucked away nature of the garden whilst being right in the middle of the incredibly popular village amenities.





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 where the property is situated on the left hand side virtaully opposite the Horsepool local beauty spot. For GPS/SATNAV users please enter the postcode LE10 2DA.



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.

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