wards
Residential

11 Hill Rise, Burbage, Leicestershire, LE10 2UA

£350,000

Freehold

NO CHAIN. An impressive two-bedroom detached bungalow occupying a superb plot in a highly sought-after residential neighbourhood of Burbage. The property offers spacious single-storey living with a generous garden, off-road parking, and a Garage. The accommodation comprises an Entrance Hall, a sizable Living Room, Kitchen, two well-proportioned Bedrooms and an accessible Bathroom. The bungalow is maintained throughout, with great potential to update or extend (subject to relevant permissions) to suit modern lifestyles. UPVC double glazing & gas central heating.

Entrance Hall

With UPVC panelled door leading to the large Entrance Hall with access to the two Bedrooms, Bathroom, Living Room and Kitchen.

Kitchen/Dining Room

3.91 x 3.79 Metres

With wooden base and wall units with laminate work surfaces and a mix of carpeted and tiled flooring. Fitted with a 1.5 bowl sink and drainer, wall mounted oven and electric hob. Space for an undercounter fridge and freezer with plumbing and room for a washing machine. Tiled splash backs, access to the rear garden and UPVC double glazed window to the rear elevation. There is also a large storage cupboard housing the boiler.

Living Room

5.02 x 3.54 Metres

Spacious living area with dual aspect UPVC double glazed windows to the front and side elevations with carpeted flooring.

Bedroom 1

3.33 x 3.06 Metres

Double bedroom to the rear of the property with carpeted flooring and UPVC double glazed window to the rear elevation overlooking the garden.

Bathroom

2.66 x 1.78 Metres

Large walk-in shower cubicle with sliding shower door and mixer shower. Vanity sink unit and low-level WC. Tiled flooring and surrounds. UPVC double glazed window to the rear elevation.

Bedroom 2

3.75 x 3.02 Metres

Second double bedroom with carpeted flooring and UPVC double glazed window to the front elevation. Fitted with floor to ceiling wardrobes.

Garage

5.48 x 2.91 Metres

Large single garage with lighting and hinged door. Window and door giving access to the rear garden.

Outside

To the front elevation, there is a tarmacadam driveway providing off road car parking for numerous vehicles. The property's gardens are an outstanding feature, predominantly laid to the lawn and enclosed by timber fencing with attractive mature hedging. To the rear of the dwelling, there is a slabbed patio area along with a timber shed and bin store to the side.

Overage

The property and land is being offered subject to an overage provision, which will entitle the seller to 50% of the uplift in value deriving from planning permission for additional dwelling(s), for a period of 20 years from date of sale.

EPC Rating - D (59)

Council Tax Band - D

Call 01455 251771 to make an appointment to view this property

GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.

TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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