

Alexanders
MarketMakers.

Sycamore Close
Burbage

- NO CHAIN
- Detached garage and off-road parking
- Beautiful bay-fronted living/diner
- Fitted kitchen with garden access
- Contemporary family shower room
- Low-maintenance rear garden
- Popular residential location close to local amenities
- EPC Rating D / Council Tax Band B / Freehold

Offered with no upward chain and situated in a popular residential location, this two bedroom semi-detached home offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The ground floor comprises a generous bay-fronted sitting room, providing an excellent space for both relaxing and entertaining, with stairs leading to the first floor. To the rear, the fitted kitchen offers a range of wall and base units, ample worktop space, and room for appliances, with a door providing direct access to the enclosed rear garden.

Upstairs, the property features two well-proportioned double bedrooms, along with a family shower room, all accessed from the central landing.

Externally, the property benefits from off-road parking leading to a detached garage, offering additional storage or secure parking. The enclosed rear garden provides a low-maintenance outdoor space, perfect for enjoying the warmer months.

Conveniently located close to local amenities, schools, transport links, and major road networks, this attractive home is ready to move straight into and presents an excellent opportunity for a range of buyers.













Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Declaration
Under the provisions of the Estate Agent's Act 1979 we are required to disclose a relationship between the vendor and agent.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band B.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

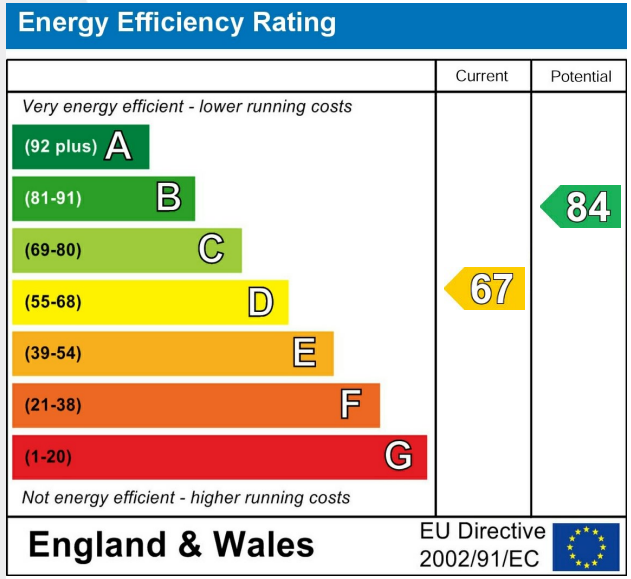
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

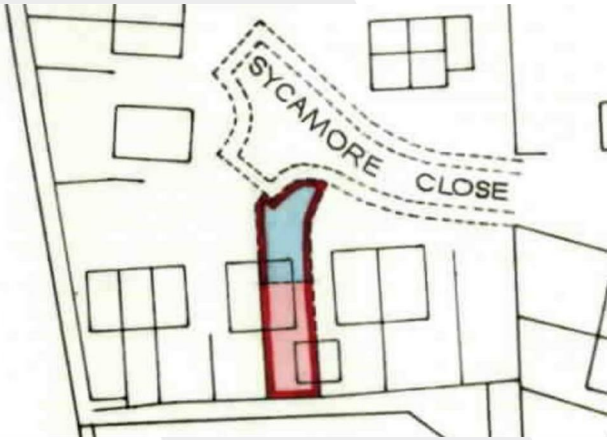
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

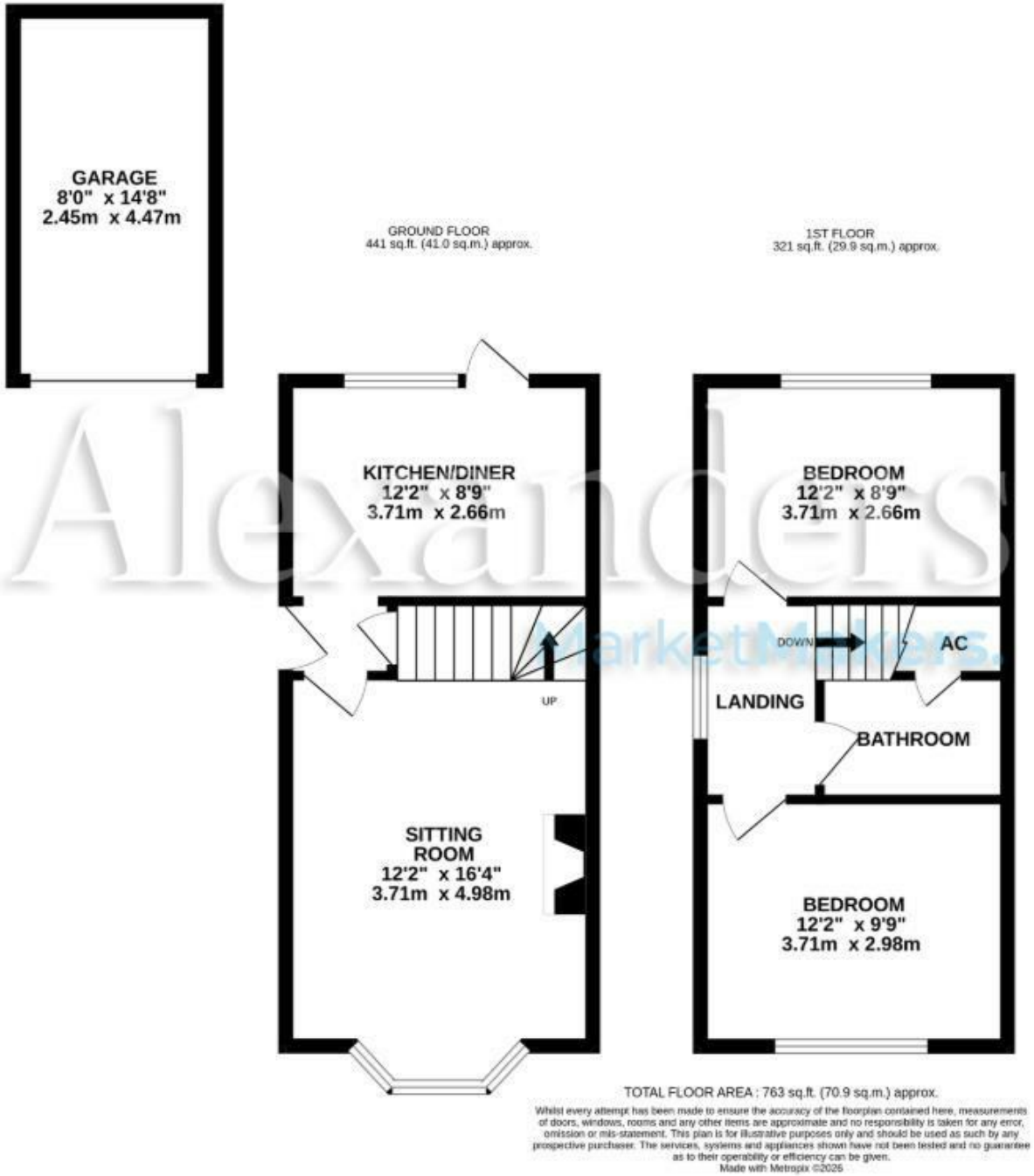
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.


Alexanders


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
67
84
England & Wales
EU Directive 2002/91/EC


SYCAMORE CLOSE


GARAGE
8'0" x 14'8"
2.45m x 4.47m
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.
1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.
KITCHEN/DINER
12'2" x 8'9"
3.71m x 2.66m
UP
SITTING ROOM
12'2" x 16'4"
3.71m x 4.98m
BEDROOM
12'2" x 8'9"
3.71m x 2.66m
DOWN
AC
LANDING
BATHROOM
BEDROOM
12'2" x 9'9"
3.71m x 2.98m
TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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