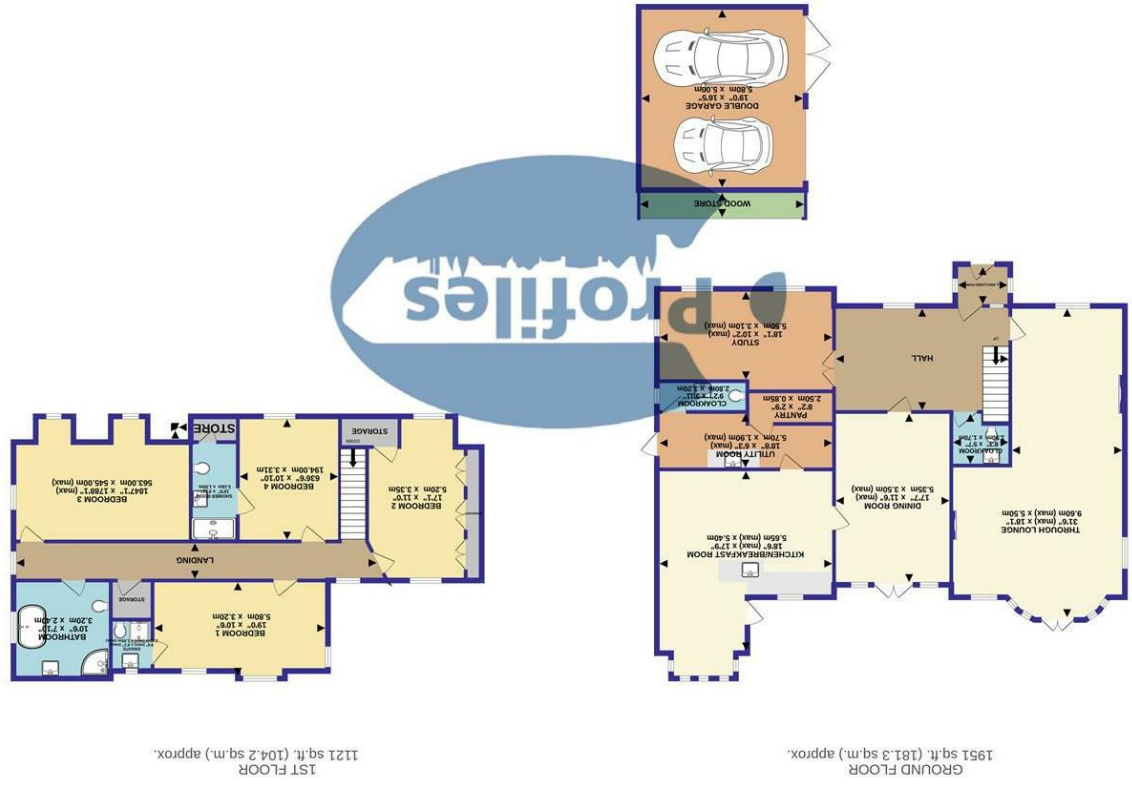


341 RUGBY ROAD BURGAGE LE102NB REF: CG88950001702026
 TOTAL FLOOR AREA: 3072 sq.ft. (285.4 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for assistance 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 is given as to their operability or efficiency (see EPC).



PROPERTY MISDESCRIPTORS ACT 1991
 Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller. Therefore the buyer must assume the information given is incorrect. Neither has Profiles Estate Agents checked the legal documentation to verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors.
 The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.
 MISDESCRIPTORS ACT 1967
 These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.



Independent Estate Agents
 Surveyors, Valuers and
 Letting Agents



341 Rugby Road, Hinckley, LE10 2NB
 Offers In The Region Of £795,000



341 Rugby Road, Hinkley, LE10 2NB

Offers In The Region Of £795,000

An immaculately presented, meticulously graded, generously proportioned, extended 4 double bedroom, 3 bathroom, bespoke traditional family detached house, offering, show standard spacious family accommodation throughout. The property is set in established grounds approaching 0.36 acres and situated in one of Burbage's most sought after and popular locations. The property has been maintained to the highest standard and incorporates many unique features.

Additional benefits of gas central heating, sealed double glazing, photovoltaic panels, established gardens, attractive front garden within an in and out driveway and parking for several cars, detached double garage, spacious reception hall, guest cloakroom, magnificent spacious extended through lounge, dining room, study, magnificent breakfast kitchen, utility room, cloakroom, pantry, bedroom 1 with ensuite shower, bedroom 3 with ensuite shower, luxurious bathroom, south west facing rear garden some 100' in length with oak gazebo, work shop, green house and summer house.

The property is ideally located close to all local amenities and ideally positioned for commuting to major road links such as the A5, M69, M6 and M1. The centre of Burbage village is situated 1 mile to the east of the property and it is situated 1.5 miles south east of the centre of Hinkley. It is some 100 miles by road from central London. Hinkley railway station and Cross County rail services is located 0.5 mile north of the property providing connections to Midland Main line at Leicester and West Coast Mainline at Nuneaton. Sketchley Hill Primary school is located within 200 meters of the property, Hastings High School is approximately 20 minutes walking distance away.

VIEWING ESSENTIAL.

Entrance Porch

5'8" X 4'3"

Having half glazed door leading into porch with tiled floor, two side windows, glazed door, stained glass side window leading into:

Reception Hall

18'0" X 10'7"

Having oak doors to cloakroom, lounge, dining room, study. Double glazed window, radiator, stairs with oak bannister leading to first floor with storage beneath, smoke alarms, beech block flooring.

Guest Cloakroom

6'2" X 5'6"

Having Victorian style suite comprising of low level flush wc, wash hand basin, tiled floor.

Magnificent through lounge.

20'4" max X 16'10" max

Having windows to front and side, bay windows overlooking rear garden with French doors opening onto rear patio area, open fire with gas fire, second gas fire, three double radiators.

Utility Room

18'8" X 6'2" max

Having oak door from kitchen and oak doors leading to walk in pantry and cloakroom, half glazed external door leading to side access patch, fitted full height cupboards, 'Belfast' sink with granite work tops and fitted units below with plumbing for washing machine and dryer. Tiled floor with thermostatically controlled electric under floor heating. Units and flooring match kitchen.

Walk In Pantry

8'2" X 2'9"

Having open shelves, tiled floor matching kitchen and utility room.

Guest Cloakroom

9'2" X 3'1"

Having pattern glazed window facing side path, Victorian style high level cistern with chain flush, wash hand basin, boxing in services including water stop valve, tiled floor with thermostatically controlled electric under floor heating.

Corridor Landing

Providing access to all bedrooms and family bathroom, window overlooking garden at the top of stairs, feature patterned and stained glass low sill window at the end of the landing, two radiators.

Bedroom 1

19'0" X 10'5"

Having box bay window, window facing garden, patterned glazed side window, power points, aeral point, radiator, door to en suite:

En Suite Shower Room

9'4" X 6'0"

Having double shower unit, wall mounted wash hand basin with heated and illuminated mirrors above and to side, low level flush wc, chrome heated towel rail/radiator, walk in access to boiler and hot water storage tank, storage and shelving, stone tiled floor.

Bedroom 2

17'0" max X 10'11" max

Having twin aspect with full depth dormer and window facing front, further window to rear, door to landing, double radiator, one wall with fitted wardrobes with cupboards above, access door to under eave walk in storage area

Bedroom 3

11'6" X 17'8" max

Having window, access to storage area above stairs, door to en suite shower room, double radiator.

En Suite Shower Room

9'4" X 4'5" max

Having power shower, cabinet mounted stone wash hand basin with illuminated mirror above, low level flush wc, chrome heated towel rail/radiator, access door to under eave walk in storage area, stone tiled floor, access hatch with pull down ladder to loft space.

Bedroom 4

10'6" X 13'9" max

Having two dormer windows, patterned glazed side window.

Family Bathroom

10'5" X 7'10"

Having corner shower unit, low level flush wc, pedestal wash hand basin with illuminated mirror above, free standing bath, chrome heated towel rail/radiator, tiled floor.

Loft Area

Access ladder leading from Bedroom 3 En Suite Shower room, with lighting, inverter unit for house mounted solar PV units, tv aerials and booster.

Outside

Two entrance driveways with central shrub planted area, pedestrian access to rear, meter boxes for electricity, gas and solar PV units. South west facing garden with hexagonal pond, lawn, borders,

Entrance Porch

5'8" X 4'3"

Having half glazed door leading into porch with tiled floor, two side windows, glazed door, stained glass side window leading into:

Reception Hall

18'0" X 10'7"

Having oak doors to cloakroom, lounge, dining room, study. Double glazed window, radiator, stairs with oak bannister leading to first floor with storage beneath, smoke alarms, beech block flooring.

Guest Cloakroom

6'2" X 5'6"

Having Victorian style suite comprising of low level flush wc, wash hand basin, tiled floor.

Magnificent through lounge.

20'4" max X 16'10" max

Having windows to front and side, bay windows overlooking rear garden with French doors opening onto rear patio area, open fire with gas fire, second gas fire, three double radiators.

Dining Room (rear)

17'6" X 11'5" max

Having oak door to hall, double french doors with side windows opening onto rear patio, oak door leading to kitchen, recessed lighting, double radiator, 'dummy' fireplace hearth and oak mantel, ornamental recess with exposed oak lintel and display light.

Luxury fitted spacious breakfast kitchen

18'6" X 17'8" max

Oak doors leading to dining room and utility room, hardwood half glazed external stable door opening onto patio area with external oak framer and tiled weather protection canopy, window to rear garden, open bay window, side window and circular port hole window, fitted full height cupboard and drawer units with fitted oven, microwave, steamer, warming drawer, side ceramic hob with hooded canopy area incorporating extractor fan, drawer units below and side units,

Detached Oak Frame Open Double Garage and Storage

19'0" X 16'4"

Having two open garage spaces with open rather pitched roof above incorporating two velux roof lights, window, power sockets, wood store/covered store area, adjacent bin storage area.

Rear Garden

Having paved patios in sandstone slabs, oak pergola with mature wisteria, sandstones pathways. Oak Gazebo. Shed/Workshop 5.5 m X 3.0 m Having power, solar pv inverter switchgear and generation meter/



Green house

10'2" X 8'2"

Having power points, sockets, staging, paved floor area.

Summer House

8'3" X 7'11"

Having power points and sockets, lighting, decking to side and front verandahs.