



31 Lychgate Lane, Burbage, LE10 2DR
£230,000



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*** NO CHAIN *** RH Homes & Property are pleased to offer this Burbage location house with upgrade prospects. A three bedroom semi detached house. Located in the centre of the village whilst close to the Countryside around the highly sought after village of Burbage close to the Burbage village shops and facilities such as Schools, Public houses, Restaurants, and with excellent access to the nearby A5 and M69 motorway leading to the M1, M6 & A & M42. The house comprises an entrance hall, lounge, dining room, kitchen. First floor landing, three bedrooms and bathroom. Front garden and double width driveway offering off road parking, and good sized rear garden. Gas central heating *** NO CHAIN ***

Council Tax Band B

Entrance Hall

There is a door to the front aspect, stairs off to the first floor, radiator, and useful understairs store cupboard.

Lounge

Window to the front elevation. There is a open hearth set in a focal point feature fireplace, and radiator.

Sitting Room

Window to the rear elevation, and radiator.

Kitchen

Fitted with base level units with working surface and inset stainless steel sink and drainer, there's a range of wall store shelves. UPVC double glazed window and a door to the side elevation. Wall mounted central heating boiler.

First Floor Landing

Loft access hatch, radiator, and traditional doors through to :

Bedroom One

Window to the front elevation. a range of fitted wardrobes, decorative picture rail, and radiator.

Bedroom Two

Double glazed window to the rear elevation, radiator.

Bedroom Three

Window to the front elevation, radiator.





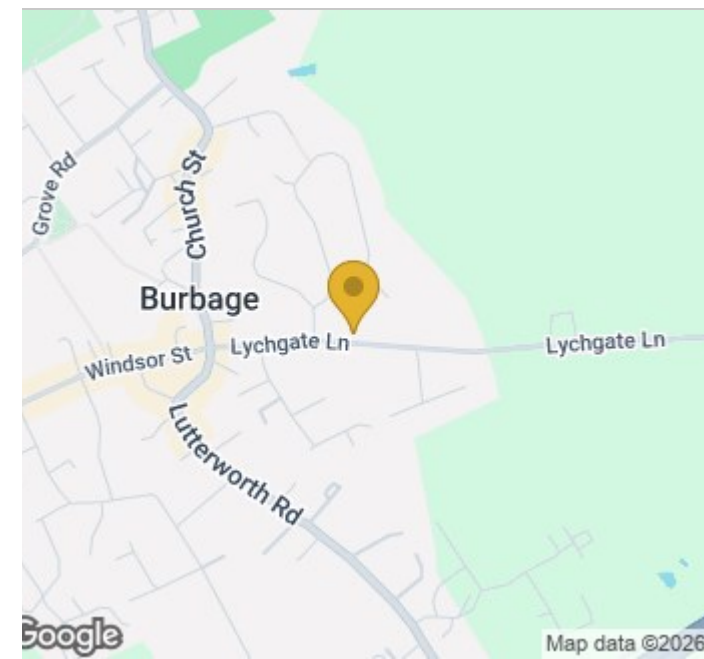
Bathroom

Three piece suite comprising a bath, low level WC, and wash hand basin, and window to the front elevation.

Outside

The frontage has a driveway which offers ample off road parking. There is a pebbled side border to the drive, and hedgerow to either side of the plot.

There is a gated access through to the rear gardens, which have a patio area adjacent to the rear of the house leading onto a lawned garden with mature tree and shrub arrangements.



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 before taking a left turning onto Lychgate Lane, where the property is situated a short way along on the left hand side, easily identified by the RH Homes And Property 'for sale' board. For GPS/SATNAV users please enter the postcode LE10 2DR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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