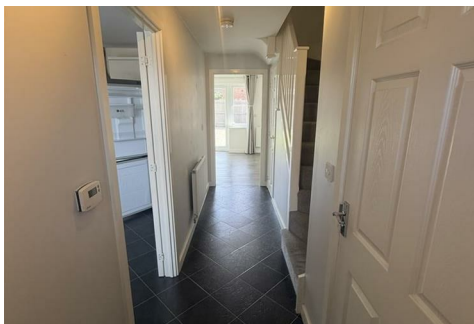




39 Amber Way, Burbage, Hinckley, LE10 2LN

£1,500 Per Month

SE Properties are delighted to present this beautifully presented four-bedroom, 2.5-bathroom semi-detached family home, ideally situated on the popular Amber Way in Burbage, Hinckley.

The property will be redecorated throughout in preparation for the new tenancy, offering the incoming tenants a fresh and welcoming home.

Offering space and comfort, arranged over three floors, together with a lovely low-maintenance rear garden. It is conveniently positioned within easy reach of a range of local amenities, Hinckley town centre and excellent transport links, including convenient access to the M69.

Upon entering the property, you are welcomed into an entrance hallway with a downstairs WC and useful storage cupboard. The spacious fitted kitchen/diner provides plenty of room. Gifted white goods include a fridge-freezer, washing machine, gas hob, electric oven and extractor fan.

To the rear is a generous living room, with French doors opening directly onto the attractive rear garden. To the first floor are two double bedrooms and a further single bedroom, together with a modern family bathroom featuring a shower over the bath and a window providing natural light and ventilation. A useful walk-in storage cupboard provides additional storage.

Occupying the top floor is the impressive principal bedroom suite. Generously proportioned and benefiting from windows to two aspects, this lovely room also features a built-in wardrobe and private en-suite shower room with WC.

Externally, the property benefits from an enclosed, low-maintenance rear garden, with artificial lawn and paved areas. The garden also provides access towards the arage and driveway.

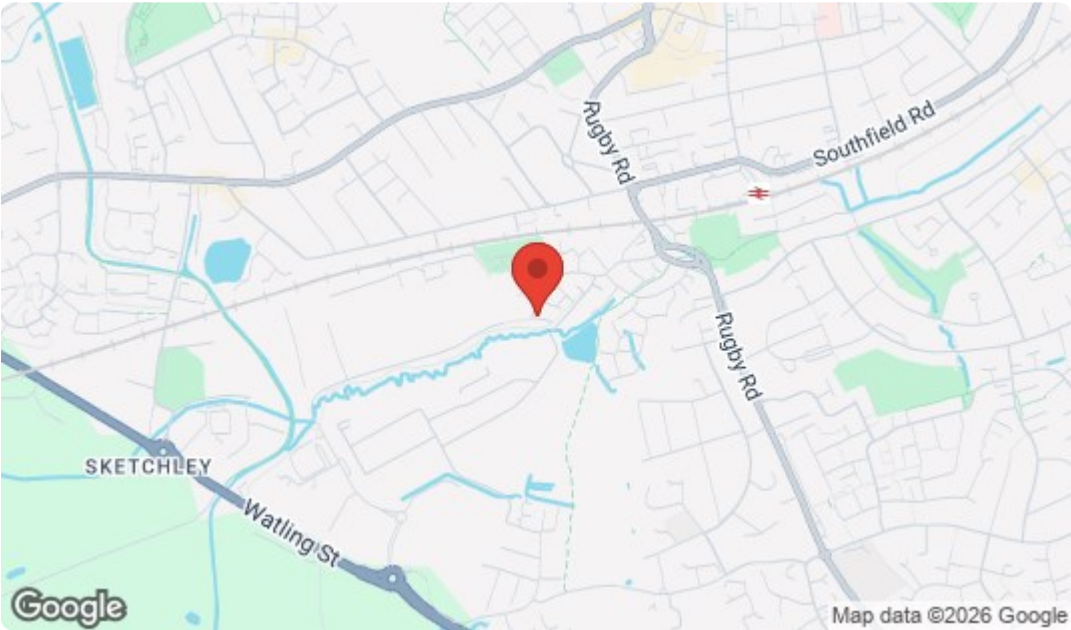
EPC Rating: C

Council Tax Band: C

Holding Deposit: £346.00 – equivalent to one week's rent and payable upon submission of an application. Security Deposit: £1,730.00 – equivalent to five weeks' rent.

Contact SE Properties today to arrange your viewing. SE Properties – Trusted property experts since 1995.





Energy Efficiency Rating			
	Current		Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating			
	Current		Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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