41 Goosehills Road

Burbage, Hinckley, LE10 2RY

Offers In The Region Of £285,000

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A 3 bedroom well appointed semi detached house, the property has the additional benefits of modern breakfast kitchen, modern shower room, through lounge/dining room, guest cloakroom, gas central heating (condensing combination boiler), PVCu double glazing, cavity wall insulation, PVCu fascia and soffit boards, water meter, carport, block paved driveway and enclosed picturesque rear garden.

The property is located within a quiet cul de sac position in one of Burbage's most sought after locations. The property is located close to all local amenities, including local shops, schools and public transport services. Ideally positioned for commuting to all major road links, such as the A5,M1,M6 and M69.

Viewing essential.

NO CHAIN.

Reception hall. 14'11" x 6'6". (4.56 x 1.99.)
Staircase to the first floor, PVCu double glazed door, PVCu double glazed side window and smoke detector.

Guest cloakroom. 4'3" x 2'9". (1.31 x 0.86.)
Low flush wc, corner wash hand basin, radiator and extractor fan.

Modern breakfast kitchen (rear). 10'6" x 9'0". (3.21 x 2.75.)
Composite/sink, range of attractive base and wall units (6 base and 3 wall) finished in high gloss white, associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood (ducted), plumbing for a washing machine, radiator, PVCu double glazed window, obscure PVCu double glazed door, understairs cupboard and ceramic wall tiling.

Through lounge/dining room. 25'10" (max) x 10'11" (max) (7.88 (max) x 3.35 (max))
Attractive lounge (front). (4.68 x 3.35).
Feature live gas fire in an attractive surround with raised marble heart and PVCu double glazed window.

Dining room (rear). (3.51 x 2.56).
PVCu double glazed sliding patio doors and radiator.

First floor landing. 8'8" x 6'8". (2.65 x 2.05.)
Linen cupboard with a gas fired condensing combination boiler (Ideal Instinct 24), roof void access hatch, radiator and PVCu double glazed side window.

Bedroom 1 (front). 12'10" x 10'6" (min) (3.92 x 3.21 (min))
PVCu double glazed window, fitted cupboard and radiator.

Bedroom 2 (rear). 10'8" x 10'6", (3.27 x 3.22,)
PVCu double glazed window, radiator and fitted cupboard.

Bedroom 3 (front). 9'10" x 7'2". (3.02 x 2.19.)

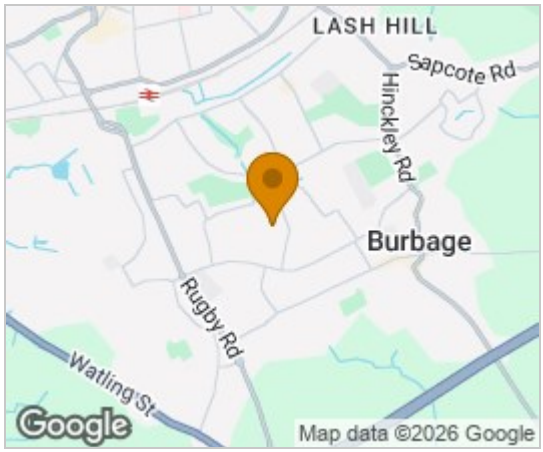
Modern shower room (rear). 7'1" x 6'7". (2.17 x 2.02.)
Walk-in infinity electric shower, wash hand basin in vanity unit with a range of high gloss white base units, low lush wc with a concealed cistern, obscure PVCu double glazed window, extractor fan and downlights to the ceiling.

Outside.
Attractive lawned front garden, block paved driveway.

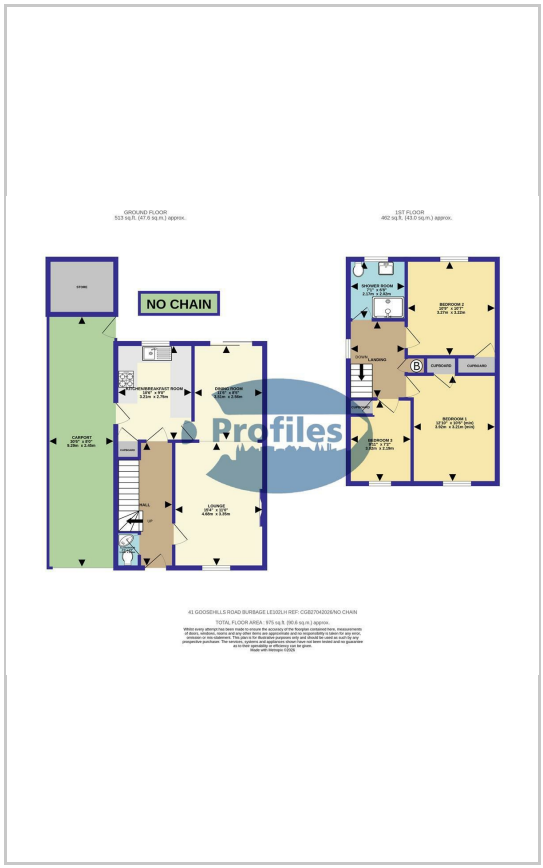
Enclosed picturesque rear garden, establish lawn, paved patio, water tap, and security light.

Carport. 30'5" x 8'0". (9.29 x 2.45.)
With block paving.

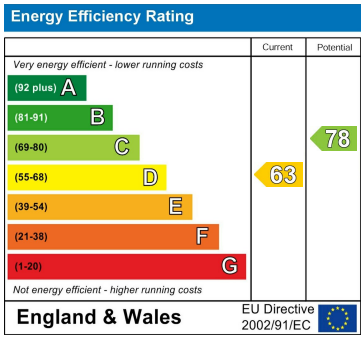
Area Map



Floor Plans



Energy Efficiency Graph



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