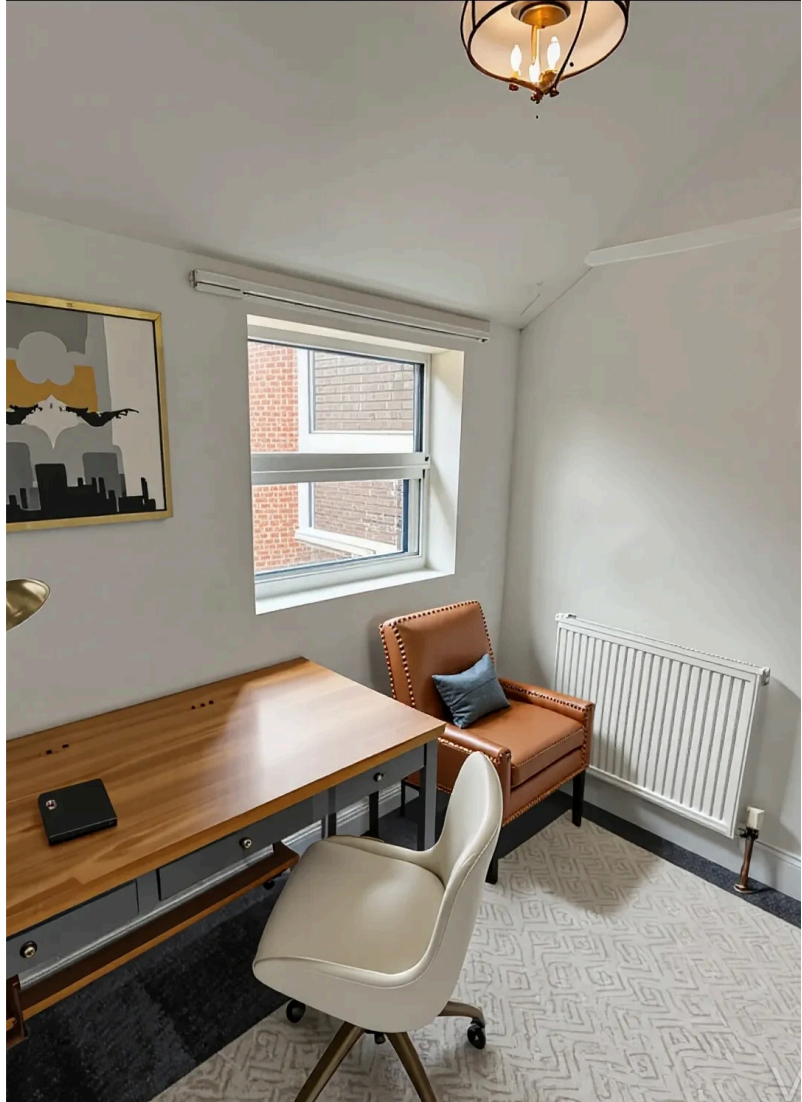


## Property Description

Discover this charming two-bedroom mid-terrace home, ideally located near the A5, M69, and a train station for effortless commuting. This property features uPVC double glazing and a new gas boiler installed in 2024, ensuring energy efficiency and comfort. The well-designed layout includes a spacious lounge, a dining room, a functional kitchen, and a convenient ground floor toilet. Upstairs, you'll find two inviting bedrooms, a versatile box room perfect for a study, and a family bathroom. Enjoy the potential for off-road parking and a private garden to the rear, all with the added benefit of no upward chain for a smooth purchasing process.



**Lounge** 3.67m x 3.42m (12' x 11' 3")

having uPVC double glazed window, ceiling light point, central heating radiator.

**Dining Room** 3.67m x 3.71m (12' x 12' 2")

having uPVC double glazed window, ceiling light point, central heating radiator understairs cupboard and door to stairs to first floor.

**Kitchen** 3.89m x 1.96m (12' 9" x 6' 5")

having uPVC double glazed window, ceiling light point, central heating radiator, tiled flooring, range of base units, electric cooker point, plumbing for automatic washing machine, 1 1/4 bowl drainer sink unit with mixer taps, part glazed door to rear and door to...

**Ground Floor WC**

having uPVC double glazed window, wall light point, central heating radiator, tiled flooring, two piece suite comprising low level flush wc and wash hand basin.

**Landing**

having ceiling light point.

**Bedroom One** 4.19m x 3.45m (13' 9" x 11' 4")

having uPVC double glazed window, ceiling light point and central heating radiator.

**Bedroom Two** 3.71m x 3.29m (12' 2" x 10' 10")

having uPVC double glazed window, ceiling light point and central heating radiator.

**Box Room/Study** 2.34m x 1.96m (7' 8" x 6' 5")

having uPVC double glazed window, ceiling light point and central heating radiator.

**Family Bathroom** 2.50m x 1.45m (8' 2" x 4' 9")

having uPVC double glazed window, ceiling light point, central heating radiator, new central boiler installed 2024, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

**Outside**

having potential off road parking to front, gated access to rear in common with adjoining properties. Rear yard with water tap and lawn.

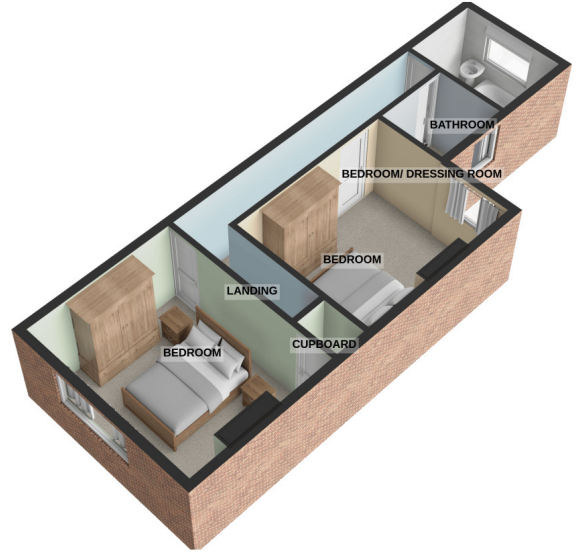
**Notes to Purchasers**

No Upward Chain Some photos are been dressed via AI

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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128 Rugby Road  
Burbage  
HINCKLEY  
LE10 2ND

Energy rating

D

Valid until

9 April 2034

Certificate number

5600-0803-0522-4398-3443

