



49 Duport Road

Burbage, Hinckley, LE10 2RN

Offers Over £300,000



A well appointed, extended, 3 bedroom semi detached family bungalow. The bungalow has the additional benefits of gas central heating, PVCu double glazing, breakfast kitchen, shower room, extended lounge, established rear garden some 90' in length, post cavity wall insulation, PVCu fascia boards, detached garage, and front garden with 2 car driveway.

The property is conveniently located close to all local amenities. The bungalow is within commuting distance of all major road links such as the A5. M69, M1 and M6.



Reception hall. 18'4" (max) x 6'9" (5.59 (max) x 2.06)

Obscure PVCu double glazed door, radiator, smoke alarm, fitted cupboard with a wall mounted gas fired condensing combination boiler (Vaillant Eco Tec Pro 28) and coved ceiling..

Modern kitchen (front). 11'1" x 9'2". (3.39 x 2.80.)

Stainless steel sink, range of attractive base and wall units (6 base and 7 wall), associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, obscure PVCu double glazed side door, PVCu double glazed window, ceramic wall tiling, radiator, coving and ceramic tiled floor.

Modern shower room (side). 8'7" x 5'6" (2.63 x 1.70)

Suite in white, walk-in double infinity shower (mixer shower), oval wash basin in vanity, low flush wc, obscure PVCu double glazed side window, radiator, ceramic wall tiling and coving.

Extended lounge /dining room (rear). 18'11" x 12'1". (5.79 x 3.69.)

PVCu double glazed French doors, adjacent PVCu double glazed adjacent windows, feature rustic brick fireplace with a raised tiled hearth, radiators and coved ceiling.

Bedroom 1 (rear). 12'4" x 9'11". (3.77 x 3.04.)

PVCu double glazed window, radiator, fitted double wardrobe, range of wall units, two bed base units and coving.

Bedroom 2 (front). 12'2" x 8'9". (3.71 x 2.68.)

PVCu double glazed window, radiator and coving.

Bedroom 3 (side). 8'6" x 6'5". (2.60 x 1.97.)

PVCu double glazed window, radiator and coving.

Outside.

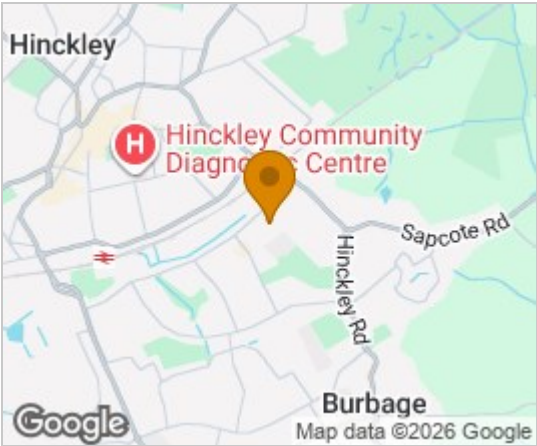
Front garden with tarmacadam driveway, lawn and mature shrubbery.
Additional gated side driveway with parking for 2 cars.

Enclosed picturesque rear garden some 90' in length, establish lawn, paved patio and side gated access.

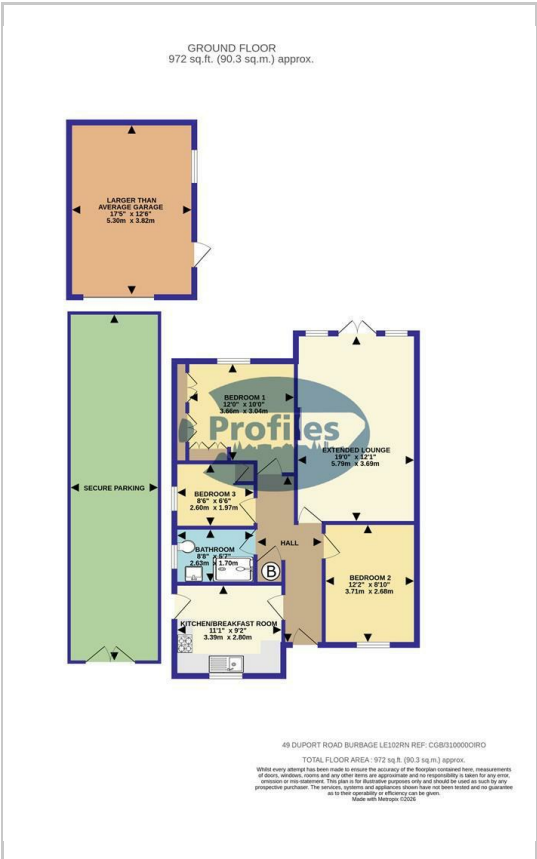
Detached garage (larger than average). 17'4" x 12'6" (5.30 x 3.82)

Up and over door, side door and window.

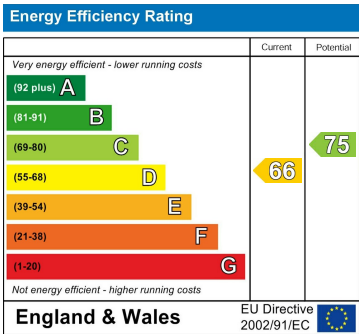
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.