



63A Sketchley Road, Hinckley, LE10 2DU

£850 Per Calendar Month



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\*\*\* AVAILABLE IMMEDIATELY \*\*\* RH Homes and Property are offering the let of this two bedroom maisonette situated in the heart of the of the ever sought after village of Burbage. The accommodation comprises: newly fitted Kitchen Breakfast/Living Room, Rear Hallway, First Floor Landing, Two Double Bedrooms, and a Bathroom. To the front is parking and the rear has a traditional sized shared garden (with 63B). In catchment for Burbage infants & Primary schools, and Hastings secondary school. Air source heat pump.

Council Tax - A  
Deposit - £980.00

**Kitchen Breakfast/Living Room**  
15'3 x 14'2 at widest (4.65m x 4.32m at widest)

**Rear Lobby/Hall**

**Landing**

**Bedroom One**  
11'6 x 9'7 (3.51m x 2.92m)

**Bedroom Two**  
9'10 x 8'8 overall (3.00m x 2.64m overall)

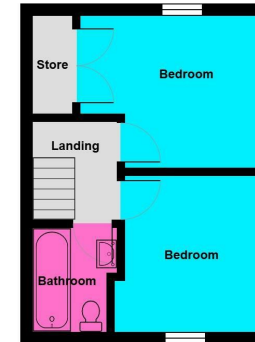
**Bathroom**  
6'7 x 5'0 (2.01m x 1.52m)

**Outside**  
To the front is off road parking.

At the rear is a shared garden with 63B Sketchley Road. The garden is traditional in size with a slabbed patio and lawn.

Sketchley Road, Burbage, LE10 2DU

All measurements are approximate and for display purposes only





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Leaving Hinckley along the Rugby Road towards Burbage, proceed up to the mini roundabout and turn left onto Sketchley Road, continue along and the property is situated on the right hand side. For SATNAV users the postcode is LE10 2DU.

## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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