



Property Description

Discover the perfect blend of comfort and convenience with this charming 2/3 bedroom detached bungalow, nestled in a sought-after residential cul-de-sac. Enjoy open views and excellent transport links, with easy access to the village center. This well-appointed home features an inviting entrance hall, a spacious lounge, two bedrooms including a master with en-suite, a fitted kitchen, a versatile third bedroom or dining room that flows into a generous conservatory. Additional highlights include a single garage with an electric door, ample off-road parking, and a spacious loft void ripe for extension. The property boasts delightful gardens to the front and rear, all offered with no upward chain for a seamless transition into your new home.



Hallway

having lighting, radiator, and loft access via retractable ladder, to large expanse with scope to extend, boarding and light.

Lounge 4.84m x 4.12m (15' 11" x 13' 6") plus bay

having uPVC walk in bay window to front aspect, ceiling light point, two wall light points, coving to ceiling, radiator, gas fire with wooden surround and tiled hearth, television aerial point and internet hub.

Dining Room/Bedroom Three 3.79m x 3.01m (12' 5" x 9' 11")

having ceiling light point, radiator, patio doors to....

Conservatory 4.08m x 3.25m (13' 5" x 10' 8")

having part brick and uPVC double glazed construction, radiator, light point and French doors to rear.

Fitted Kitchen

having uPVC double glazed window, ceiling light point and two spot lights, radiator, tiled flooring, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, 5 ring gas hob, built in oven and cooker hood, part glazed door to side.

Bedroom One 4.31m x 2.71m (14' 2" x 8' 11") plus recess

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

En-Suite 1.32m x 1.29m (4' 4" x 4' 3")

having light, heated towel rail and three piece suite comprising low level wc, wash hand basin and shower cubicle.

Bedroom Two 3.03m x 2.74m (9' 11" x 9')

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

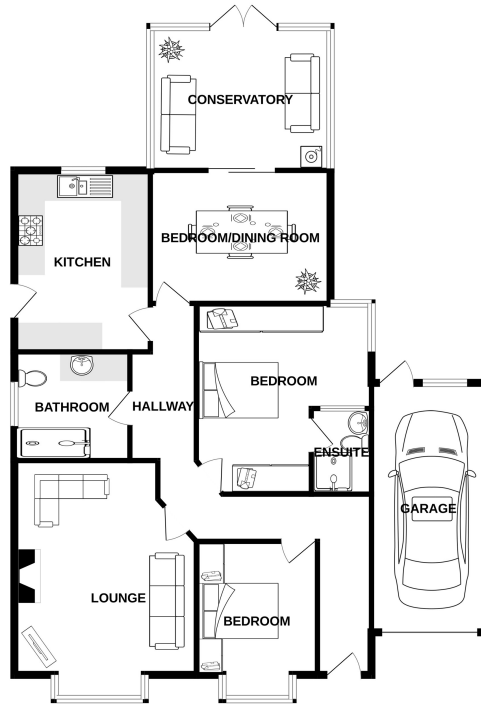
Shower Room 2.62m x 2.46m (8' 7" x 8' 1")

having uPVC double glazed window to side, ceiling light, heated towel rail and three piece suite comprising low level wc, wash hand basin and large walk in shower with glass screen.

Outside

having large tar macadam drive to front allowing ample off road parking for several vehicles, with lawn and borders, gated access to one side, single garage with electric roller door, light, power, window and courtesy door to rear. Enclosed rear garden with open views, lawn, paved patio, sheds and borders.

GROUND FLOOR
1277 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Burbage
HINCKLEY
LE10 2EQ

Energy rating

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Valid until

12 February 2036

Certificate number

9674-3059-3202

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Property type Detached bungalow

Total floor area 97 square metres