



**Jade House Cotes Road, Burbage, LE10 2HJ**

**£499,950**



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**\*\*\* EXCELLENT SIZED FAMILY HOME FOR VALUE IN BURBAGE VILLAGE \*\*\*** RH Homes and Property are delighted to offer this very nicely presented six bedroom detached house in the ever sought after village of Burbage. Situated at the end of a small electric secured gated private drive with no passing traffic, the house comprises an Entrance Hall, Lounge, Sitting/Dining Room, Extended Kitchen and Family Area, Utility Room, Downstairs WC, First Floor Landing, Master bedroom with Ensuite and three further Double Bedrooms, Family Bathroom, and second floor to two further Bedrooms and an Ensuite Shower Room. The property has been tastefully kept and decorated, and also benefits from UPVC double glazing and gas fired central heating throughout, low maintenance rear gardens, and a double width driveway and a Garage.

Council Tax - F

**Entrance Hall**

5'6 x 18'0 (1.68m x 5.49m )

With ceramic tiled flooring, radiator, UPVC double glazed window to the side elevation, and composite door to the front.

**Downstairs WC**

Having a two piece white suite of wash hand basin and splashback, and low flush WC, ceramic tiled flooring, extractor fan, and radiator.

**Sitting/Dining Room**

9'10 x 8'10 (3.00m x 2.69m)

With continuation tiled flooring, radiator, and UPVC double glazed window to the front aspect.

**Lounge**

11'9 x 19'8 (3.58m x 5.99m)

With a focal point living flame effect gas fire set in a decorative surround and marble hearth, and radiator.

**Kitchen/Family Area**

22'3 x 25'11 overall (6.78m x 7.90m overall)

Kitchen - being fitted with an ample range of gloss fronted wall and base level units including base units, with feature under lighting, and quartz working surfaces over and quartz topped central island and breakfast seating bar, inset single drainer porcelain sink with mixer tap, fitted Rangemaster cooker with induction hob, double oven, grill, storage drawer and with an extractor hood over, integrated dishwasher, microwave, and double fridge and freezers, wine fridge, Karndean vinyl flooring and UPVC double glazed window overlooking the rear garden.

Family Area - with radiator, continuation of the Karndean vinyl flooring, three velux double glazed roof lights and UPVC double glazed sliding doors opening onto the rear garden.

**Utility Room**

7'6 x 6'10 (2.29m x 2.08m)

Having a range of gloss fronted wall and base units with working surfaces over, plumbing for washing machine, space for tumble dryer, boiler cupboard, laminated wood effect flooring, and integral door access to the garage.

**First Floor Landing**

With radiator and UPVC double glazed windows to the front and side elevations.

**Master Bedroom**

13'1 x 15'1 (3.99m x 4.60m)

Being fitted with a range of wardrobes, bridging unit over the bed, bedside drawers and chest of drawers, tiled flooring, radiator, and UPVC double glazed window with fitted shutter.

**Ensuite**

7'6 x 5'2 (2.29m x 1.57m)

With a three piece white suite comprising a walk in double shower with glass screening and chrome fit shower panel, vanity unit with wash hand basin, low level WC., full tiled surround and flooring, radiator, extractor, and UPVC double glazed window to the side elevation.







#### Bedroom Six

9'10 x 8'6 (3.00m x 2.59m)

With radiator and UPVC double glazed window to the front aspect.

#### Bedroom Three

12'5 x 7'10 (3.78m x 2.39m)

With radiator, Karndean luxury vinyl flooring and UPVC double glazed window to the rear aspect.

#### Bedroom Four

11'9 x 9'2 (3.58m x 2.79m)

With radiator, laminate flooring and UPVC double glazed window to the front elevation.

#### Family Bathroom

7'2 x 6'6 (2.18m x 1.98m)

Having a three piece white suite comprising P-bath with thermostatic shower over and screen, wash hand basin, low level WC, full tiled surround and flooring, heated chrome towel rail, and UPVC double glazed window to the side elevation.

#### Second Floor landing

With access off to:

#### Bedroom Two

17'4 x 12'9 (5.28m x 3.89m)

With two radiators and UPVC double glazed dormer windows to the front and side elevations.

#### Ensuite

With a three piece white suite of electric shower in cubicle, low level WC, vanity unit housing the wash hand basin, Karndean luxury vinyl flooring, part tiled surround, heated chrome towel rail, and extractor.



#### Bedroom Five

16'8 x 8'2 (5.08m x 2.49m)

With radiator, storage cupboard, and UPVC double glazed window to the front aspect.



#### Garage

With power, lighting, integral house door access, and electric roller shutter door.

#### Outside

To the front is a tarmacadam driveway via electric security gated access leading to off road parking and the garage entrance. There is a POD Point 7kw tethered Electric car charging point.

There is a side gated access leading to a lower maintenance artificial lawn area with railway sleeper bordering beds, a slabbed patio, and timber shed.



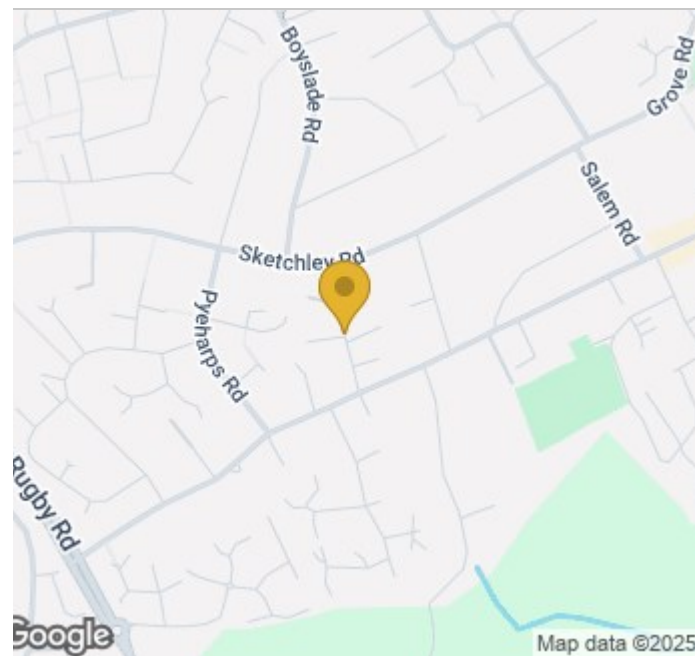


## Viewing

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.

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Leaving Hinckley along the Rugby Road towards the M69, take a left turning onto Coventry Road, and then turn left onto Cotes Road, where the private driveway and electric gates are situated on the left hand side a short way down the road. For SATNAV users the postcode is LE10 2HJ.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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>	72	81
	EU Directive 2002/91/EC	

