



59 Grange Drive, Burbage, LE10 2JT  
£379,950



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RH Homes and Property are very pleased to offer this really well presented three bedroom detached bungalow, in the highly sought after village of Burbage, in proximity to the very popular public houses/restaurants, shops, and other facilities including doctors, pharmacy, schools, bus service and road and rail networks that Burbage and Hinckley has to offer. The bungalow has been nicely extended, improved, and refurbished by the current owners. Briefly, the property offers an Entrance Porch and Hallway, open plan L-shaped Kitchen & Living/Family/Dining Area, Three Bedrooms, and separate refitted Shower Room. The home also benefits from UPVC double glazing, gas central heating, front driveway offering excellent off road parking for numerous vehicles leading to a good sized tandem length Garage, & newly landscaped rear gardens and patios.

Council Tax - C

### Porch

With radiator and composite door to the side aspect.

### Hallway

Having contemporary decorative wood panelling, airing cupboard, loft hatch access, and two radiators.

### Bedroom One

10'6 x 11'6 (3.20m x 3.51m)

With radiator, and UPVC bow window and fitted shutter blinds to the front aspect.

### Bedroom Two

10'4 x 11'6 (3.15m x 3.51m)

With radiator and UPVC double glazed bow window to the front elevation.

### Bedroom Three

9'7x 8'7 (2.92mx 2.62m)

With radiator, gloss and mirror front wardrobes, and skylight ceiling window.

### Shower Room

6'10 x 6'4 (2.08m x 1.93m)

Being refitted with a three piece white suite of low flush WC & wash hand basin set in vanity cupboards, a walk in thermostatic rainfall shower with hand held shower head and inset shelving, full marble tiles surround and floor, heated, extractor, matte towel rail, and skylight ceiling window.





### **Kitchen**

7'3 x 11'8 (2.21m x 3.56m)

The first part of the open plan L-shape space, the kitchen has a good range of gloss fronted wall and base level units with working surfaces over and upstands, eye level oven, flexi zone induction hob and hood over, inset one and a half composite sink and drainer, and plumbing for dishwasher.

### **Family Lounge/Dining Area**

23'0 x 10'7 (7.01m x 3.23m)

Having two matte vertical radiators, double glazed orangery roof window, UPVC double glazed windows to the side and rear aspects, and bi-fold doors leading out to the rear patio and gardens.



### **Garage**

9'4 x 24'10 (2.84m x 7.57m)

With power, lighting, UPVC double glazed window and door to the rear patio, and side hinged door to the front aspect.

### **Outside**

To the front is a blocked paved and stoned driveway allowing for excellent parking and access to the block paved side path.



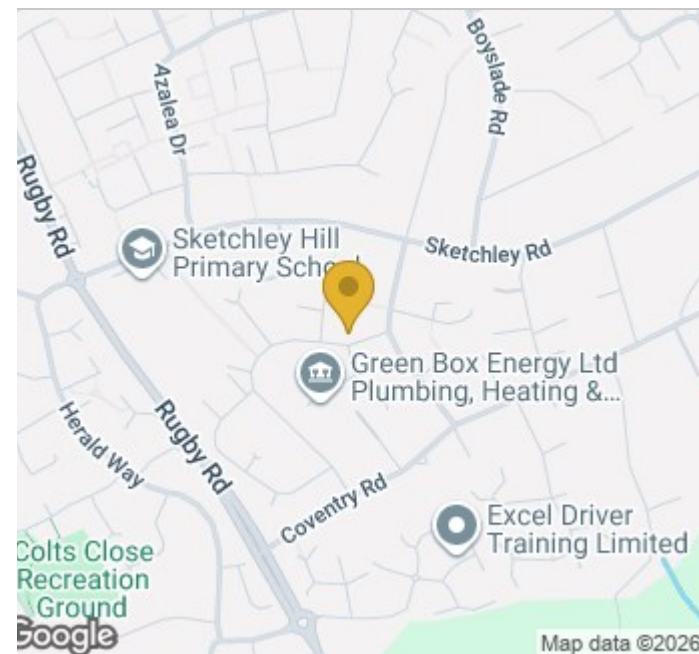
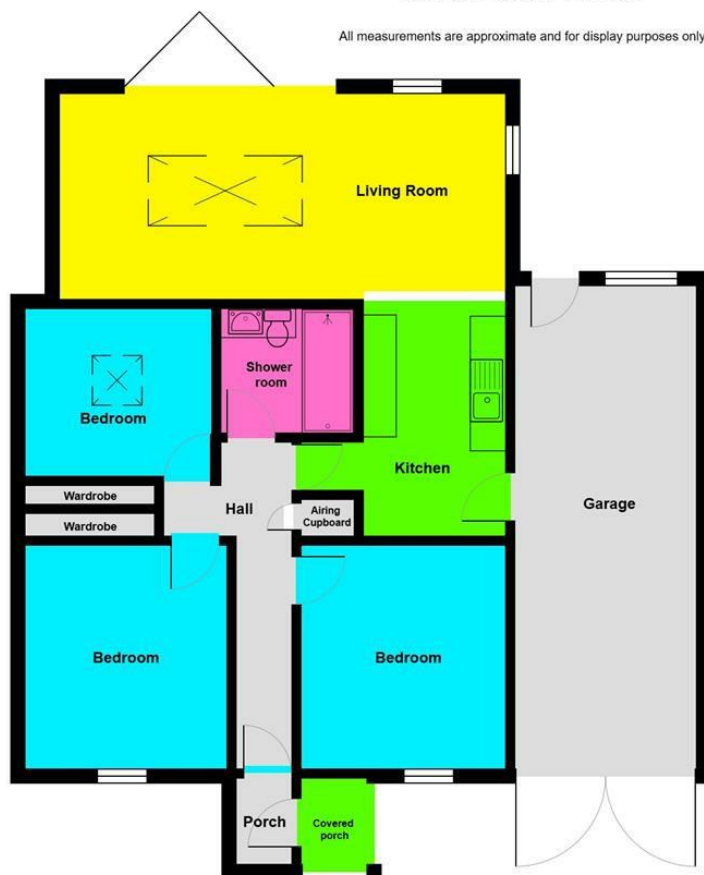
To the rear is a slabbed patio seating area at the bi-fold doors and further blocked paved patio and timber pagoda at the garage rear access, a good sized lawned garden with well stocked flower and shrub borders, and a toned area with timber shed at the foot of the garden.



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Total Area: 103.9 m<sup>2</sup> ... 1118 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley along Station Road, take a right turn onto Hawley Road then at the traffic lights turn left onto Rugby Road, continue along, and at the mini roundabout take the left turn onto Sketchley Road, then right onto Pyeharps Road, right again on to Grange Drive, proceed along and where the property is situated on the right hand side. For SATNAV users the post code is LE10 2JT.

## 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 firms 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)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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