



32 Indigo Drive, Burbage - LE10 2QJ
£210,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

32 Indigo Drive

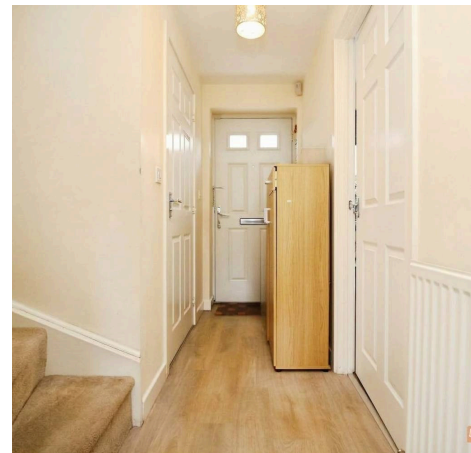
Burbage, Hinckley

Newton Fallowell are delighted to welcome to the market this two-bedroom home in a convenient Hinckley location. This modern property is ideally positioned close to local schools, amenities and excellent transport links, including the M69 and A5. The accommodation briefly comprises a welcoming entrance hall, convenient downstairs WC, fitted kitchen and bright lounge with French doors opening onto the rear garden. Upstairs are two well-proportioned double bedrooms and a bathroom. Externally, the property benefits from a driveway providing off-road parking and a good-sized, fully enclosed rear garden with paved patio and lawned area, making this an ideal space for relaxing or entertaining outdoors. An appealing home offering well-planned accommodation, useful outdoor space and excellent access to Hinckley and the surrounding areas.

Council Tax band: B

Tenure: Freehold

- Two double bedrooms
- Semi detached home
- Tucked away corner position
- Downstairs WC
- Perfect first time purchase
- Ideally located for access to Hinckley Town Centre
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed by a bright and practical entrance hall, providing access to the first floor via a staircase and benefiting from a convenient downstairs WC. The fitted kitchen features a range of floor-standing units with roll-edge work surfaces, incorporating a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include an oven with gas hob and extractor hood, while there is also space for an under-counter washing machine and fridge freezer. Further matching wall-mounted units provide additional storage, with one housing the Ideal gas combination boiler serving the central heating and hot water. A tall larder cupboard, radiator and vinyl flooring complete the room. The lounge provides a comfortable living space, featuring a radiator, TV aerial point and useful under-stairs storage cupboard. UPVC double-glazed French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor.

Moving upstairs

Ascending to the first floor, the carpeted landing provides access to two well-proportioned double bedrooms and the family bathroom. The bathroom is fitted with a modern three-piece suite comprising a panelled bath with mixer tap, shower attachment and shower screen, low-level WC and pedestal wash hand basin. The room is further complemented by a radiator, extractor fan and practical vinyl flooring. **There is also access to the loft space with boarding, ladder and electric.**

Outside

The property is pleasantly positioned, set back from the road and approached via a paved pathway leading to the front entrance. A tarmac driveway runs alongside the right-hand side of the property, providing convenient off-road parking. A pedestrian gate gives access to the good-sized, fully enclosed rear garden, which features a paved patio area immediately adjoining the property, ideal for outdoor seating and entertaining. Beyond the patio, the garden is principally laid to lawn and offers a good degree of privacy.



Location

The property is ideally situated in Burbage, close to a wide range of local amenities, schools, train station and transport links. Hinckley railway station is within easy reach, providing convenient connections to surrounding towns and cities. The property is also well positioned for commuters, with the M69 approximately 1 mile away and the A5 providing easy access towards Leicester, Coventry, Birmingham and the surrounding urban areas. Nuneaton is approximately 3.5 miles away, while Birmingham is around 31 miles away. Birmingham International Airport and the NEC are approximately 23 miles away, with East Midlands Airport around 26 miles away. The property is conveniently located close to the Leicestershire/Warwickshire border and within walking distance of popular local schools and a good selection of shops, services and other amenities.

Tenure & Council Tax

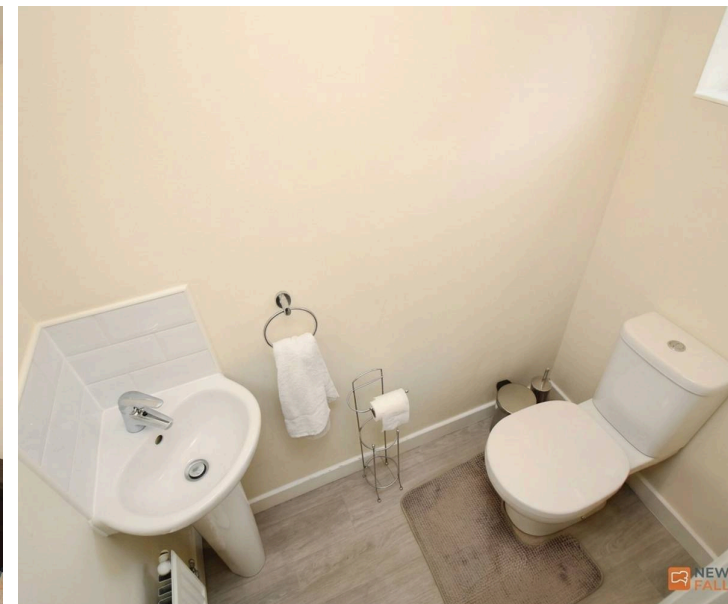
We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

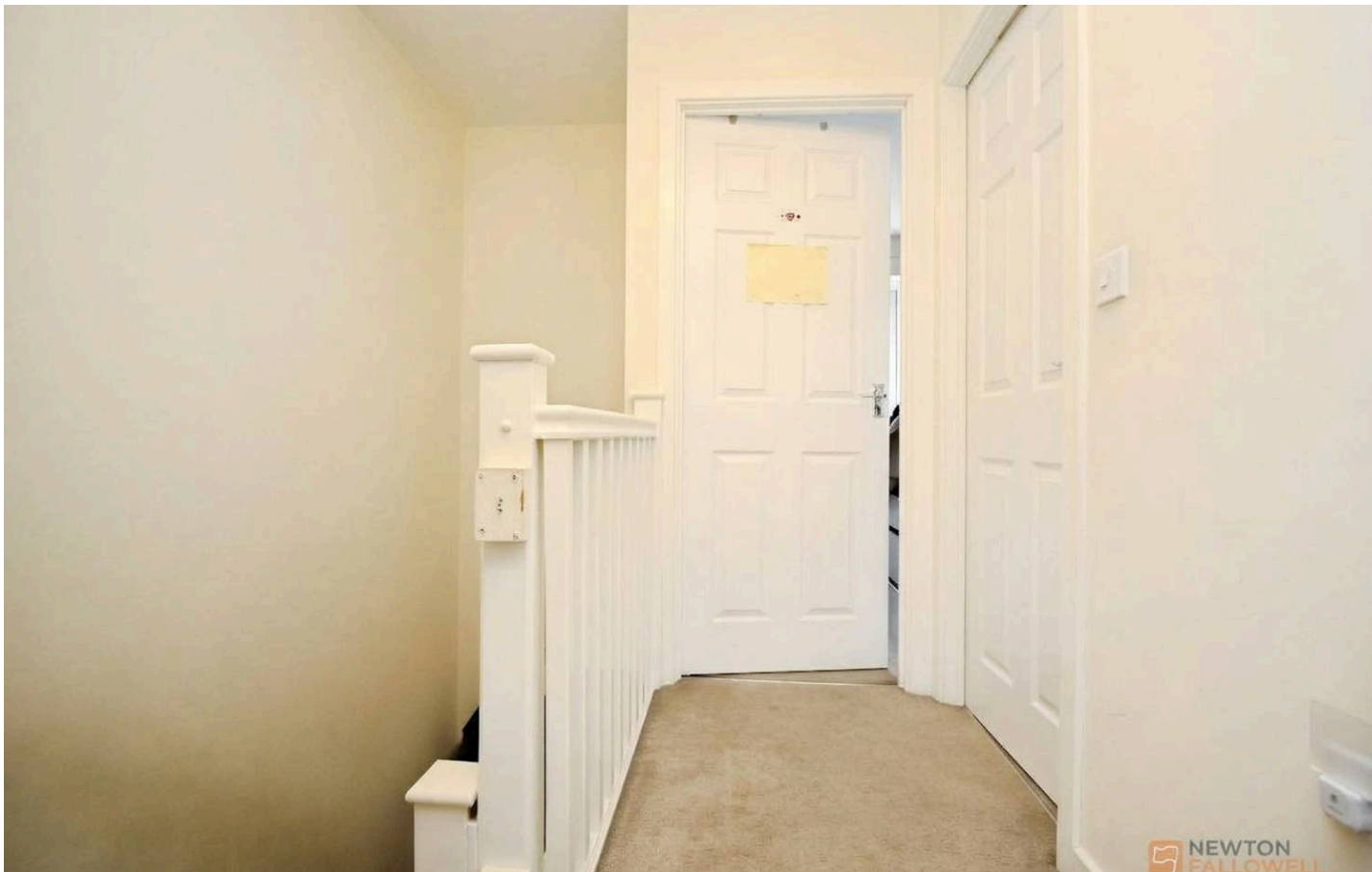
Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

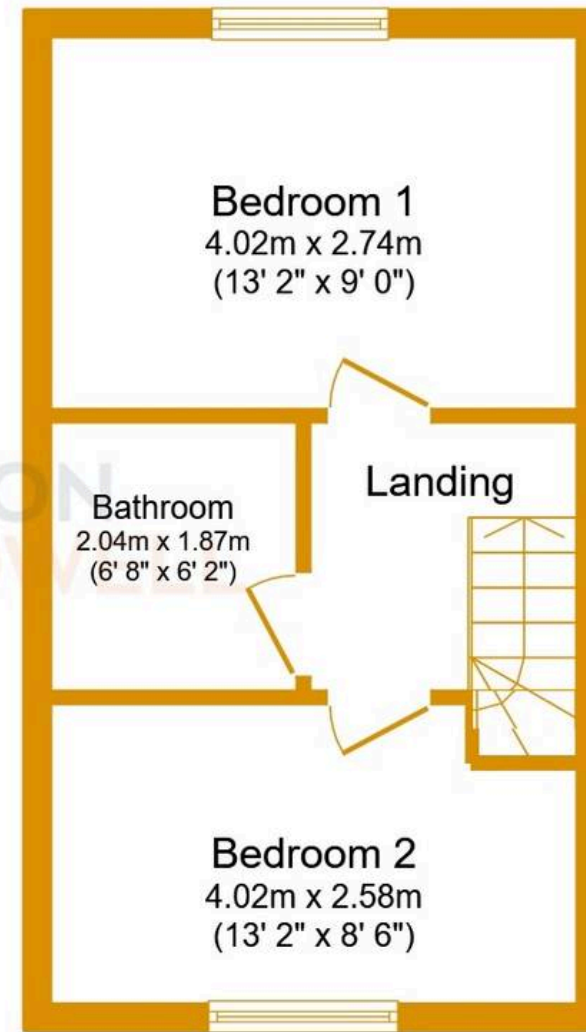
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.







Ground Floor



First Floor

Total floor area: 58.8 sq.m. (633 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io