



**32 Pyeharps Road, Burbage, LE10 2JE**

**£390,000**



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RH Homes and Property are very pleased to offer this extended and fantastically presented four bedroom detached house located in the ever sought after village of Burbage, with good access to shops, doctors surgery, bus routes, schools, parks, and the main traffic routes (M69 - M6 - M1 - A5), which are all easily accessible from Burbage. Making a well thought out and presented family home there is: An Entrance Hall, Lounge, Extended Kitchen/Family/Dining Area, Downstairs Shower/WC, Utility Area, First Floor Landing, Master Bedroom & Three further Bedrooms, and a Family Bathroom. The property also benefits from UPVC double glazing, gas central heating throughout. Ample driveway and parking, and attractive rear landscaped gardens.

Council Tax - C

### Entrance Hall

Having wood flooring, radiator, and composite door to the front elevation.

### Lounge

10'10" x 14'3" overall (3.30m x 4.34m overall)

With continuation wood flooring, decorative focal point fireplace and surround, radiator, and UPVC double glazed bow window to the front elevation.

### Open Plan Kitchen/Living/Dining

22'7" x 22'2" overall (6.88m x 6.76m overall)

Being fitted with an excellent modern range of wall and base level units with oak work surfaces over and upstands, and an island breakfast bar area with further storage under, there is a five ring gas hob with hood over and eye level oven, inset ceramic sink and drainer, integrated washing machine, dishwasher, fridge and freezer. With herringbone flooring, two matte effect vertical radiators, under stairs cupboard, three skylight windows & UPVC double glazed window to the side and rear elevation, and double glazed bi-fold doors opening onto the rear garden.

### Utility Area

8'7" x 5'8" (2.62m x 1.73m)

Having tiled flooring with electric under floor heating, radiator, and UPVC double glazed window to the front elevation.

### Downstairs Shower Room

7'6" x 6'0" (2.29m x 1.83m)

Having a three piece white suite comprising a thermostatic double tray shower in a cubicle, low flush WC, and sink in gloss vanity cupboard, electric under floor heating, heated chrome style towel rail, tiled surround and flooring, and extractor fan. Double glazed skylight window.

### Landing

With over the stairs cupboard and loft hatch access.





#### **Bedroom One**

14'2 x 8'11 (4.32m x 2.72m)

Fitted with mirrored sliding door wardrobes, radiator, and UPVC double glazed window to the rear aspect.

#### **Bedroom Two**

7'7 x 13'3 (2.31m x 4.04m)

With radiator, double door wardrobe/storage cupboard, and UPVC double glazed window to the rear elevation.

#### **Bedroom Three**

8'0 x 11'0 (2.44m x 3.35m)

Having a radiator, and UPVC double glazed window to the front elevation.



#### **Bedroom Four**

5'9 x 6'10 (1.75m x 2.08m)

Having a radiator, and UPVC double glazed window to the front elevation.

#### **Family Bathroom**

8'0 x 4'8 (2.44m x 1.42m)

Fitted with a three piece white suite comprising a bath with thermostatic shower over and screening, low flush WC, and sink in a vanity unit, tiled surround and flooring, heated chrome style towel rail, extractor fan, and UPVC double glazed window to the side elevation.



#### **Outside**

To the front is a block paved and stone driveway allowing for off road parking for multiple vehicles and an iron side gate to the rear garden area.

To the rear is a mainly lawned garden with a slabbed patio and seating area.





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Total Area: 123.7 m<sup>2</sup> ... 1331 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley into Burbage along Rugby Road, continue along, and take a left turn onto Coventry Road and then left again on to Pyeharps Road, where the property is situated a short way along on the left hand side easily identified by the RH Homes & Property for sale board.

## 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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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>	75	80
	EU Directive 2002/91/EC	

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