



8 Cotes Road, Burbage, LE10 2HJ
£290,000



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A 2012 built three bedroom semi detached house, close to the ever sought after village centre of Burbage. Briefly comprising an Entrance Hall, Downstairs w.c., Lounge, Kitchen & Dining Area, Landing, Three Bedrooms, Master with Ensuite, Bathroom. With a block paved driveway offering ample off road parking, good size gardens for a modern house. UPVC double glazing, gas central heating and hot water provided by a pressurised system, individually thermostatically controlled radiators, wood internal doors. Photographs to follow shortly

Council Tax Band B

INTERIOR PHOTOGRAPHS TO FOLLOW

Entrance Hall

With a canopied porch, and a door to the front elevation, radiator, and ceramic tiled flooring.

Downstairs WC

Having a two piece suite comprising a low level w.c., and wash hand basin, with ceramic tiled flooring, extractor fan, and heated towel rail.

Lounge

UPVC double glazed window to the front elevation, with radiators, TV & Hifi aerial points, and an understairs store cupboard (with power & lighting).

Dining Kitchen

Fitted with an excellent range of wall and base level units and drawers with underlighters and granite working surfaces over, there is an inset stainless steel sink and drainer, and built in electric oven, and four ring hob with splashbacks and a hood with lighting over. There is an integrated fridge and freezer, plumbing for a washing machine, ceramic tiled flooring. Radiator, wall mounted TV aerial point, UPVC double glazed windows to the side and rear elevations, and a UPVC door to the rear aspect.

Landing

A UPVC double glazed window to the side aspect off of the stairs, an airing cupboard, and loft access hatch.

Master Bedroom

UPVC double glazed window to the front elevation, TV aerial point and radiator.





Ensuite

Having a three piece white suite comprising a low level w.c, wash hand basin, and a shower in a shower cubicle, with tiling and splashbacks, ceramic tiled flooring, a heated towel rail, extractor fan, chrome style shaver socket, and a UPVC double glazed window to the front aspect.

Bedroom Two

UPVC double glazed window to the rear elevation, TV aerial point and radiator.



Bedroom Three

UPVC double glazed window to the rear elevation, TV aerial point and radiator.

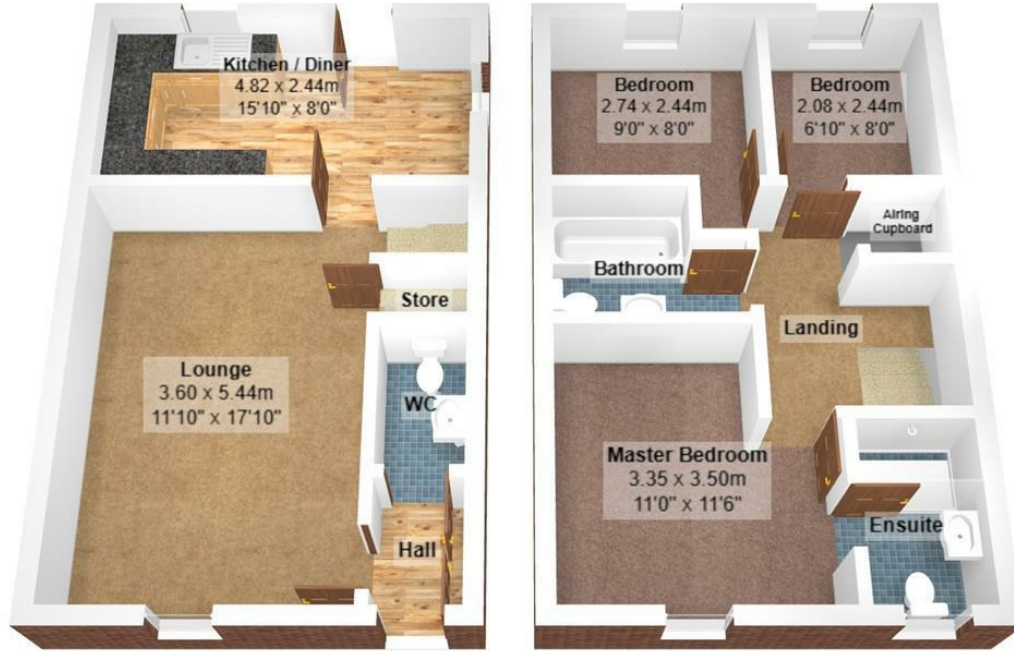
Bathroom

Fitted with a three piece white suite comprising a low level w.c, wash hand basin, and a P-shaped bath with shower over and shower screening, with matching tiling and splashbacks and ceramic tiled flooring, heated towel rail, extractor fan, and shaver socket.

Outside

Located on a good sized plot for a modern home, there is a block paved driveway to the side offering ample off road parking for numerous vehicles, there is a lawned front garden, and a fenced and gated access through to the rear gardens. The rear gardens have a patio area adjacent to the rear of the house, the gardens are mainly lawned, and enclosed by fencing with concrete gravel boards & posts.





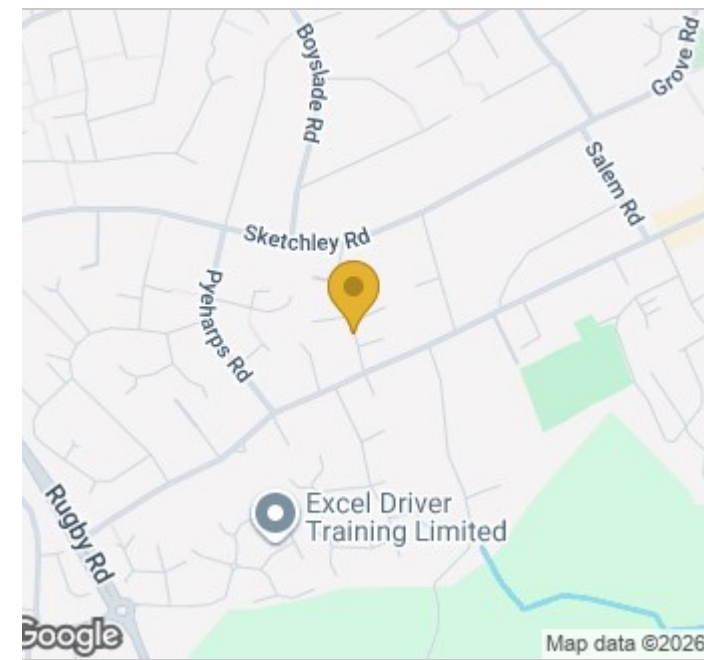
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All measurements are approximate and for display purposes only

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 property is situated on the left hand side. For SATNAV users the postcode is LE10 2HJ.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	