

54B Coventry Road, Burbage, LE10 2HP

Offers Over £425,000

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RH HOMES & PROPERTY

*** NEW BUILD - NO CHAIN - 1600+ SQFT OF FAMILY HOME *** RH Homes and property are very pleased to share this very attractive four bedroom bespoke new build detached family home in a sought after, and non-estate residential location close to the village centre and schools of Burbage. This new build comprises an Entrance Hall, Downstairs WC, Lounge, spacious and open plan Kitchen/ Family Room, Landing, Four Double Bedrooms, an Ensuite and Family Bathroom, and a Timber Fitted Office and storage shed at the foot of the garden. The property also benefits from a good size frontage offering ample off road parking for vehicles, rear lawned garden, gas fired central heating and UPVC double glazing throughout. Available to view and offer now with 10 Years NHBC Certificate. *** NO CHAIN ***







Council Tax - to be allocated by HBBC

Entrance Hall
With tiled flooring, under-stairs cupboard, radiator and composite door to the front aspect.

Downstairs WC
With tiled flooring, two piece white suite of wash hand basin in a gloss front vanity and low flush WC, heated towel rail and UPVC double glazed window to the front elevation.

Lounge
10'11 x 19'0 (3.33m x 5.79m)
Having a radiator and UPVC double glazed window to the front aspect.



Kitchen/Family Room
17'5 x 18'8 (5.31m x 5.69m)
Offering a good range of wall and base units with working surfaces over and splashbacks, eye level oven and grill, five ring Rangemaster electric hob and hood over, integrated dishwasher and washer/dryer, continuation tiled flooring, breakfast bar seating area, radiator, and bi-fold doors opening onto the rear gardens.



Landing
Having an airing cupboard housing an Ideal combination boiler, radiator, and UPVC double glazed window to the side elevation.



Bedroom
10'8 x 13'3 (3.25m x 4.04m)
With radiator and UPVC double glazed window to the front aspect.













Ensuite
Having a three piece suite comprising: walk-in thermostatic rainfall shower in a double tray, full tiled surround and flooring, extractor, heated chrome towel rail, extractor, and UPVC double glazed window to the front elevation.

Bedroom
9'4 x 16'2 (2.84m x 4.93m)
With radiator and UPVC double glazed window to the rear aspect.

Bedroom
7'3 x 14'4 (2.21m x 4.37m)
With radiator and UPVC double glazed window to the rear elevation.

Family Bathroom
6'5 x 10'8 overall (1.96m x 3.25m overall)
With a four piece white suite comprising: low flush WC, wash handbasin, thermostatic show set in a corner cubicle and free standing bath, tiled floor and part tiled surround, extractor and heated chrome towel rail.

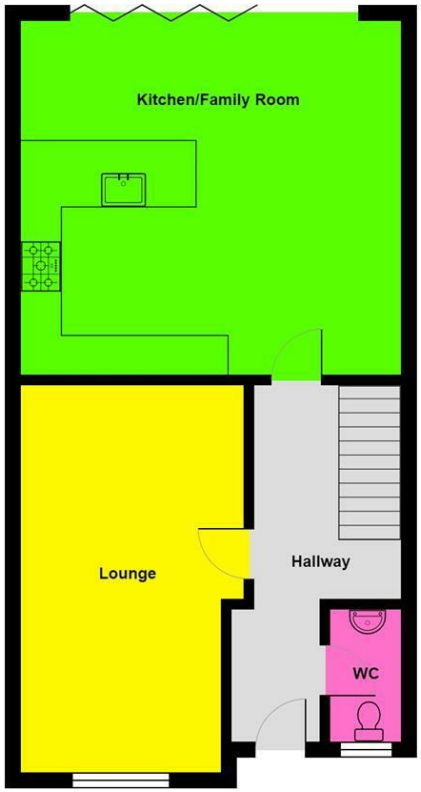
Bedroom
18'1 x 18'1 (5.51m x 5.51m)
With eaves storage, radiator and two skylight windows to the rear aspect.

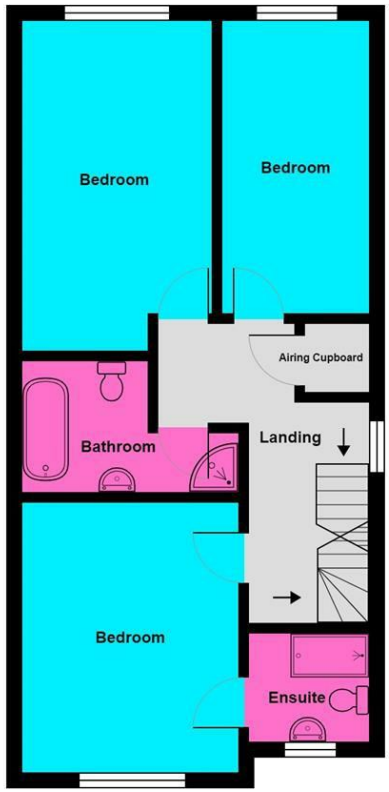
Timber Office
Being fully fitted and insulated, with power and lighting, LVT flooring, UPVC French doors the the front aspect, and built on store with power, lighting, and separate timber door access.

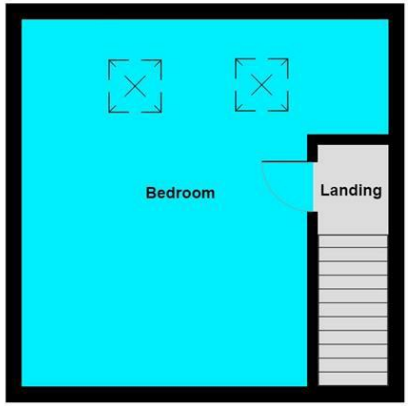
Outside
To the front is a plot width stone driveway allowing for parking for multiple vehicles in a block paved border.

At the rear is a timber side gate access with a mainly lawned garden and slabbed patio and path way.

NOTE
Two photos demonstrate possible furnishing/dressing for example purposes.







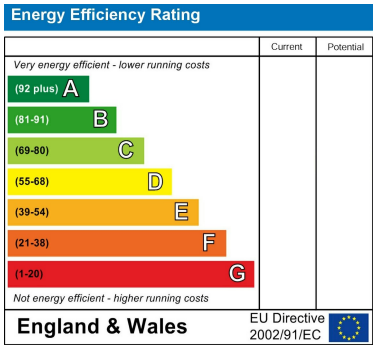
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Total Area: 150.8 m² ... 1624 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the Rugby Road towards the M69, take a left turning onto Coventry Road, where the property is situated on the left hand side just past the turning for Cotes Road, with the parking situated at the front and rear. For SATNAV users the postcode is LE10 2HP.



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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108 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
www.rhhomesandproperty.com