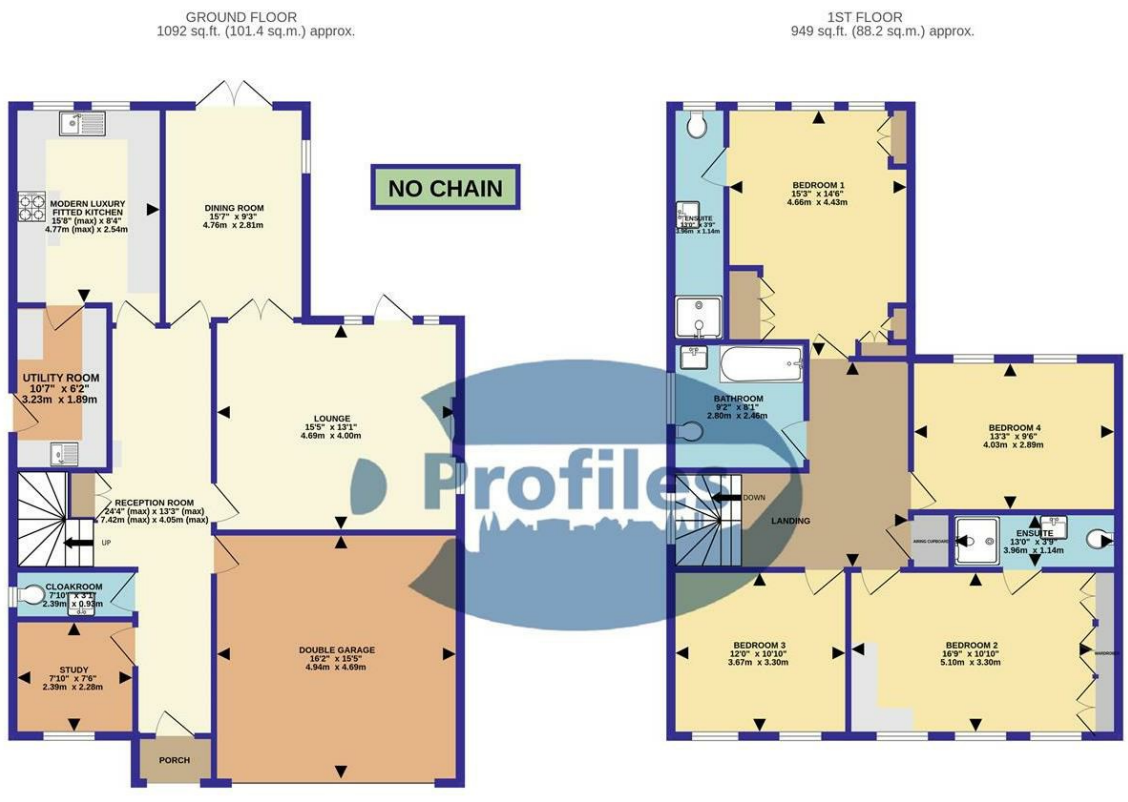
8 Sketchley Lane, Hinckley, LE10 2NG
Offers In The Region Of £680,000



Independent Estate Agents
Surveyors, Valuers and
Letting Agents



8 SKETCHLEY LANE BURBAGE LE12 2NG REF: CGB/01022026/699950VP

TOTAL FLOOR AREA : 2041 sq.ft. (189.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISDESCRIPTIONS ACT 1967
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8 Sketchley Lane, Hinckley, LE10 2NG

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NO CHAIN

A beautifully presented, creatively styled, 4 double bedroom, 3 bathroom, family detached house offering generous living space with attractive gardens, substantial block paved driveway and double garage, The property was constructed in 1991 by Arran Builders with the benefit of the usual 10 year NHBC guarantee or similar 'New build' warranty. The property has the additional benefits of gas central heating (condensing regular boiler), PVCu double glazing, attractive lounge, spacious separate dining room, modern fitted luxury kitchen, utility room, guest cloakroom, study, water meter and no chain.

Ideally located in one of Burbage's most popular and sought after locations, close to all local amenities including, local schools, shops and regular transport services.

The property is located within commuting distance is of all major road links, such as the A5, M69,M1 and M6.

VIEWEING ESSENTIAL.

NO CHAIN.

Canopy porch
5'6" x 1'8".

Reception hall.
24'4" (max) x 13'3" (max).
Feature staircase with spindled balustrade leading to the first floor via quarter landing, under stairs cupboard, radiator, obscure double glazed composite door, 2 wall light points and smoke alarm

Guest cloakroom (side).
7'10" x 3'1".
Suite in white, wash hand basin in vanity with twin base doors finished in high gloss white, low flush wc, ceramic tiled floor, feature chrome ladder style radiator, obscure PVCu double glazed side window and extractor fan.

Study (front).
7'10" x 7'5".
PVCu double glazed window and radiator.

Attractive lounge (rear).
15'5" x 13'1".
Feature fireplace with marble surround and hearth, inset live gas fire, obscure PVCu double glazed side window, PVCu double glazed rear windows, PVCu double glazed door, coving, 2 wall light points and internal French doors leading to the dining room.



Spacious Dining Room (rear).
15'7" x 9'3"
Twin PVCu double glazed French doors, twin PVCu double glazed windows, radiator and coving



Modern Luxury Fitted Kitchen (rear).
15'8" (max) x 8'4".
Feature composite sink, range of attractive base and wall units (12 base and 11 wall inclusive of pan drawers) finish in 'sage green', contrasting Corian work surfaces with upstands and under cabinet lighting, integrated fridge and freezer, split level gas hob, electric 'Neff' (hide and side), fan assisted ovens, extractor hood (ducted), fitted dish washer, ceramic tiled floor and radiator.

Utility Room (side).
10'7" x 6'2".
Composite work surfaces, range of base and wall units finish in 'saga green', obscure PVCu double glazed side door, plumbing for a washing machine, radiator, coving and ceramic tiled floor.

Galleried Landing.
15'7" (max) x 13'1" (max).
Roof void access, obscure PVCu double glazed side window radiator, smoke alarm and airing cupboard.

Bedroom 1 (rear).
15'3" max x 14'6" max
Having three PVCu double glazed windows, radiator, fitted luxury Hammonds wardrobes comprising of triple wardrobe with mirrored doors, double wardrobe with bridging wall units, twin alcoves and twin bed base units.

En Suite Shower (side) Fully Tiled
13'0" x 3'9"
Having walkin shower with chrome mixer shower and rainfall shower head, wash hand basin in vanity unit with twin base doors finished in high gloss white, chrome ladder style radiator, obscure UPVC double glazed window, downlights to ceiling, extractor fan, mirrored cabinet with downlighting and shaver socket.

Bedroom 2 (front)
16'9" (into wardrobe) x 10'10"
Having fitted Hammonds wardrobes comprising of three double wardrobes, dressing table, fitted twin bed base units, PVCu double glazed window, radiator, smoke alarm.

En Suite Shower (side)
10'7" x 3'2"
Suite in white comprising of fitted shower cubicle with chrome mixer shower with rainfall shower head and glazed door, wash hand basin, low level flush wc, ceramic wall tiling, downlights to ceiling, extractor fan, ladder style radiator, illuminated vanity mirror with integral shaver socket

Bedroom 3 (front)
12'0" x 10'10"
Having twin UPVC double glazed windows and radiator.

Bedroom 4 (rear)
13'3" x 9'6"
Having twin UPVC double glazed windows, radiator, coving.

Luxury Bathroom (side)
9'2" x 8'1"
Having full suite in White comprising of panelled bath with chrome mixer shower and side screen, wash hand basin, low level flush wc, chrome ladder style radiator, obscure UPVC double glazed side window, ceramic wall tiling, attractive tiled effect floor, downlights to ceiling, extractor fan, mirrored cabinet with downlighting and shaver socket.

Outside



Private Shared Block Paved Driveway
Having parking for 4 cars, gated side access leading to:

Enclosed Picturesque Rear Garden
Having established lawn, paved patio, further corner rear patio, water tap.

Double Garage
16'2" x 15'5"
Having electric remote up and over door, water tap, wall mounted fan assisted gas fired condensing regular Valliant Eco Tech Plus 428 gas fired boiler.