



7 Ruby Close, Burbage, LE10 2PG
£1,700 Per Calendar Month



4



2



1



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Available for immediate tenancy - A well four bedroom detached family home on the periphery of the ever sought after village of Burbage and edge of the town of Hinckley, so with excellent access to both the Town and Burbage village centre, and close to the train and bus station, and the excellent motorway commuter routes surrounding Burbage.

Comprising a Reception Hall, Downstairs WC, Lounge, Dining/Sitting Room and Kitchen/Breakfast Room. First Floor Landing, Four Bedrooms, Master with Ensuite, Family Bathroom. UPVC double glazing, gas central heating. Garage & good sized driveway. Front and rear gardens. Viewing Recommended.

Council Tax Band E

Reception Hall

There is a part glazed composite door to the front elevation, radiator, and staircase to the first floor.

Downstairs WC

Having a two piece white suite comprising a low level w.c., and wash hand basin, with tiling and splashbacks, radiator, and extractor fan.

Lounge

UPVC double glazed window to the front aspect, radiator and newly fitted carpets.

Sitting / Dining Room

UPVC double glazed window to the rear elevation, radiator and newly fitted carpets.

Home Office / Study

UPVC double glazed window to the front aspect, radiator and a range of desk units and storage.

Breakfast Kitchen

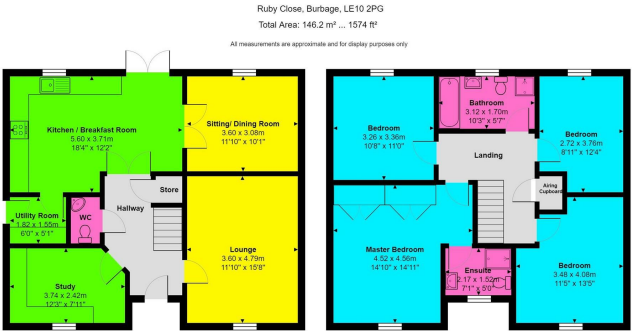
The kitchen is fitted with an excellent range of wall and base level units and drawers with working surfaces over, there is an inset sink and drainer, and a built in electric oven and four ring gas hob with hood and splashback over. There is an integrated dishwasher and integrated fridge. UPVC double glazed window and twin UPVC double glazed french doors leading out to the gardens.

Utility Room

With work surfacing, a washing machine, wall mounted central heating boiler, and an external door to the side aspect

First Floor Landing

With loft access hatch, newly fitted carpets and doors leading off to Bedrooms & Bathrooms.





Master Bedroom

UPVC double glazed window to the front elevation, with two sets of two door built in double wardrobes, newly fitted carpets and radiator.

Ensuite

Having a three piece white suite made up of a low level w.c, wash hand basin, and a shower in a shower cubicle, tiling and splashbacks, a heated towel rail, extractor fan. UPVC double glazed window to the front elevation.

Bedroom Two

UPVC double glazed window to the front elevation, newly fitted carpets and radiator.



Bedroom Three

UPVC double glazed window to the rear elevation, newly fitted carpets and radiator.

Bedroom Four

UPVC double glazed window to the rear elevation, newly fitted carpets, and radiator.

Bathroom

Having a four piece white suite comprising a bath, a shower in a shower cubicle, wash hand basin, and low level w.c., with ceramic tiling to splashbacks, heated towel rail, extractor fan, and UPVC double glazed window to the rear aspect.



Outside

The house is set on a small private driveway overlooking a green area. Adjacent is the driveway which offers ample double width off road parking for numerous vehicles and leads to the Garage. There is a gated access to the side through to the rear garden. Which has a patio area adjacent to the rear of the house and slate garden angled around to the side and rear of the Garage area. This leads to the main lawn, and is enclosed by fencing and walling.

Double Garage

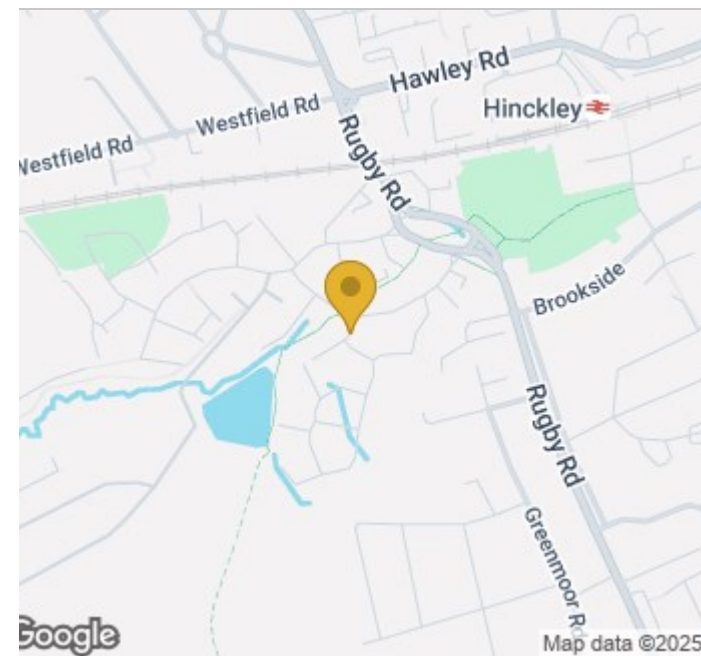
With up and over door to the frontage, power and lighting.



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Total Area: 146.2 m² ... 1574 ft²

All measurements are approximate and for display purposes only



Proceed out of Hinckley along the Rugby Road towards the M69/A5. Take the right hand lane at the 'Hinckley Hub' roundabout, and take the right turning onto what was the Charles Church & Persimmon Homes development along Crimson Way, then left onto Ruby Way where the property is situated on the left hand side easily identified by the RH Homes And property for sale board. For SATNAV users the postcode is LE10 2PG.

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.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		91
(81-91) B	84	
(69-80) C		
(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	

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

