



69 De La Bere Crescent, Burbage, LE10 2EQ  
£300,000



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\*\*\* GREAT LOCATION AND OPPORTUNITY TO IMPROVE A BUNGALOW OVERLOOKING BURBAGE SURROUNDS \*\*\* RH Homes and Property are very pleased to offer this well presented two bedroom detached dormer property, located in a sought after setting in the village of Burbage, and with views looking over and onto the fields which surround the village. Briefly comprises an Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Two double Bedrooms, Family Bathroom (with four piece suite), and integral garage. Also, With front & rear gardens, a driveway offering ample off road parking for numerous vehicles, UPVC double glazing, gas central heating.

Council Tax - D

#### Entrance Hallway

UPVC double glazed window to the side and door to the front elevation. Having two radiators, and an airing and storage cupboard.

#### Dining Room

9'11x 15'4 into bay (3.02mx 4.67m into bay)

With radiator and UPVC double glazed bay window to the front elevation.

#### Lounge

11'9 x 14'11 (3.58m x 4.55m)

With a focal point living flame effect gas fire set in a stone surround with marble hearth, radiator and sliding patio doors leading to the rear gardens.

#### Kitchen

10'4 x 12'9 (3.15m x 3.89m)

Having a good range of wall and base units with working surfaces over and tiled splashback surround, an inset eye level Neff oven and grill, four ring gas hob with hood over, a one and a half composite sink and drainer, plumbing for a washing machine, integrated dishwasher. Radiator, and UPVC double glazed window to the front aspect.

#### Conservatory

12'2 x 11'9 (3.71m x 3.58m)

Being of full UPVC double glazed window surround and having a French door opening onto the rear patio and gardens.

#### Bedroom One

10'11 x 14'2 into bay (3.33m x 4.32m into bay)

With radiator and UPVC double glazed bay window to the rear elevation.





### Family Bathroom

5'7 x 8'11 (1.70m x 2.72m)

Having a four piece suite comprising: thermostatic shower in a cubicle, bath, low flush WC and wash hand basin set in vanity cupboard, part tiled surround and tiled flooring, heated towel rail and UPVC double glazed window to the side aspect.

### Landing

With door access off to the eaves storage, which is boarded with power and lighting.



### Bedroom Two

8'3 x 17'1 (2.51m x 5.21m)

Having two storage cupboards, radiator, skylight window to the front and UPVC double glazed window to the rear elevation.

### Garage

8'3 x 17'1 (2.51m x 5.21m)

With rear access door from the conservatory, power, lighting, and up and over door to the frontage.

### Outside

Located on a culdesac and no through road, the property is set back from the road with a lawn and a good size driveway to the side offering ample off road parking for numerous vehicles. The driveway leads up to a single integral garage.



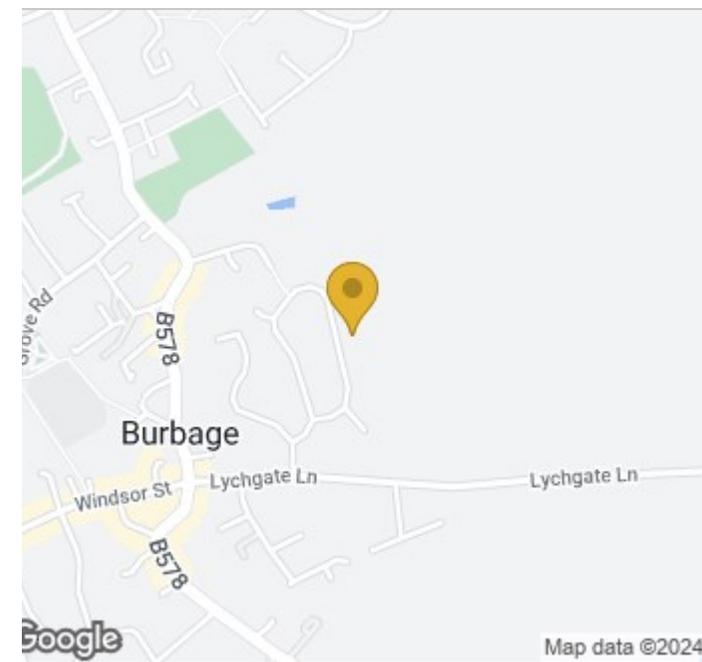
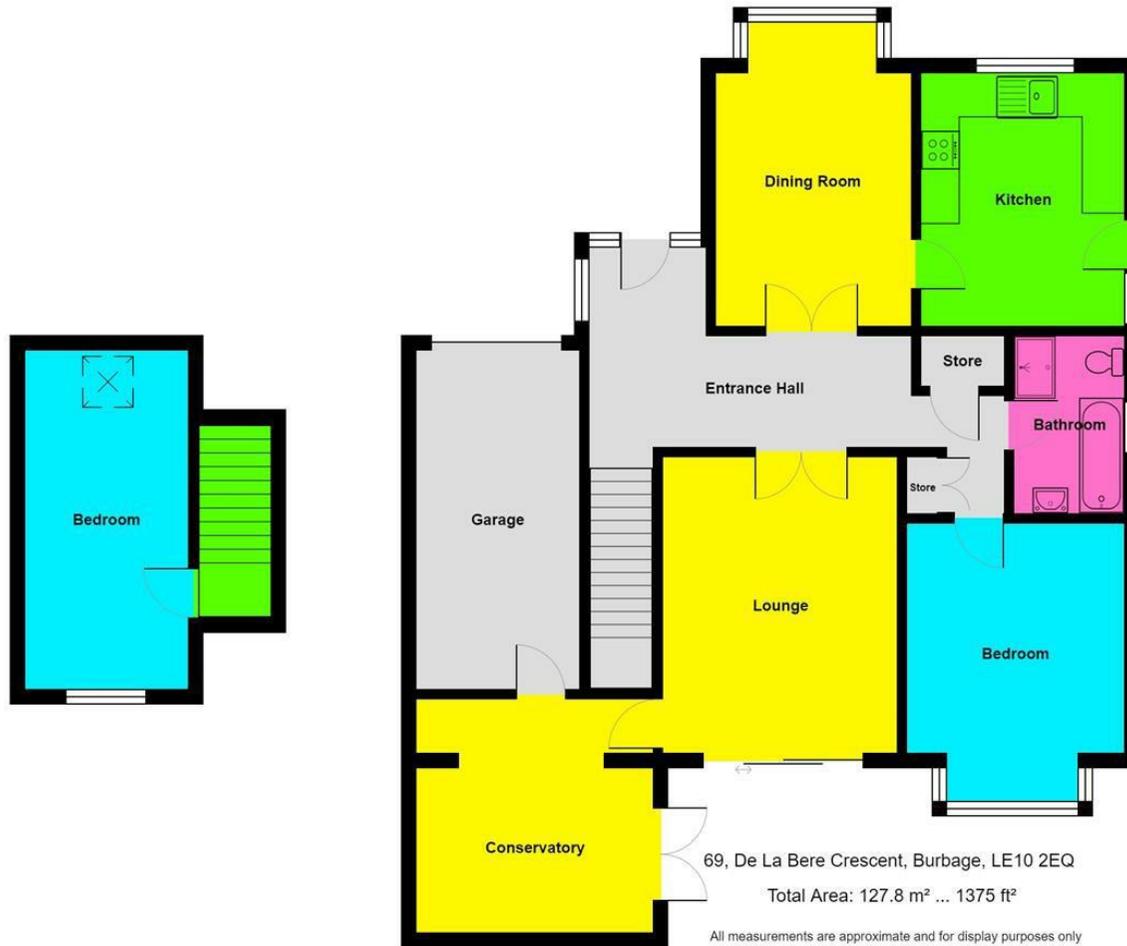
There is a gated side access through to the rear gardens, which back onto the fields surrounding Burbage. There is a slabbed walkway and patio area leading to a lawned garden, which offers views over the countryside and fields behind.

### Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.





Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sapcote Road. Turn right into Hinckley Road towards Burbage, and continue through the village which becomes Church Street before taking a left turning onto Lychgate Lane, and then left again onto Woodstock Close, then first right onto De La Bere Crescent where the property is situated on the right hand side, easily identified by the RH Homes 'for sale' board. For SATNAV users please enter the

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>	<b>64</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>	EU Directive 2002/91/EC	

## 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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