



**35 Sketchley Road, Burbage, LE10 2DU**

**£230,000**



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2



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\*\*\* NO CHAIN \*\*\* A well presented traditional style two bedroom semi detached house located close to the centre of the ever sought after village of Burbage, also having really good access to the nearby road and train networks and to the town centre of Hinckley as well as Burbage village centre. The house comprises a bay fronted Lounge, Dining/Sitting Room, Kitchen, First Floor Landing, Two Bedrooms, four piece Bathroom. There is a driveway/parking space, and with really good sized, attractive rear gardens. UPVC double glazing, gas central heating. Also with Solar Panels. Viewing recommended. \*\*\* NO CHAIN \*\*\*.

Council Tax Band - B

**Lounge**

12'0 x 11'0

UPVC double glazed bay window and a UPVC door to the front aspect, a focal point cast and tiled fireplace with timber surround, and radiator.

**Dining /Sitting Room**

12'0 x 12'0

The Lounge has a door through to a lobby with a small cupboard on one side, and a further understairs store on the other. This leads into the Dining/Sitting area which has a UPVC double glazed window to the rear elevation, radiator and ceramic tiled flooring which is continued through to the Kitchen.

**Kitchen**

10'5 x 6'5 (3.18m x 1.96m)

The kitchen has been refitted with a good range of wall and base level units and drawers, with working surfaces over, there is an inset stainless steel sink and drainer, plumbing for a washing machine, built in electric oven and a four ring gas hob with a hood over. Wall mounted Ariston gas heating boiler. UPVC double glazed window and UPVC part glazed door to the side aspect out in5to the gardens.

**Landing**

UPVC double glazed window to the side elevation, loft access hatch and radiator.

**Master Bedroom**

12'0 x 11'0 (3.66m x 3.35m)

Two UPVC double glazed windows to the front aspect, a useful store cupboard, and radiator.







### Bedroom Two

12'0 x 9'0 (3.66m x 2.74m)

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

### Bathroom

9'6 x 6'5 (2.90m x 1.96m)

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



### Outside

There is a drop kerb offering access to the front parking/driveway. There is a shared walkway to the side leading to the good sized and attractive rear gardens which have a yard and patio area adjacent to the rear of the house and leading onto the extensive lawned garden.

### Solar Panels

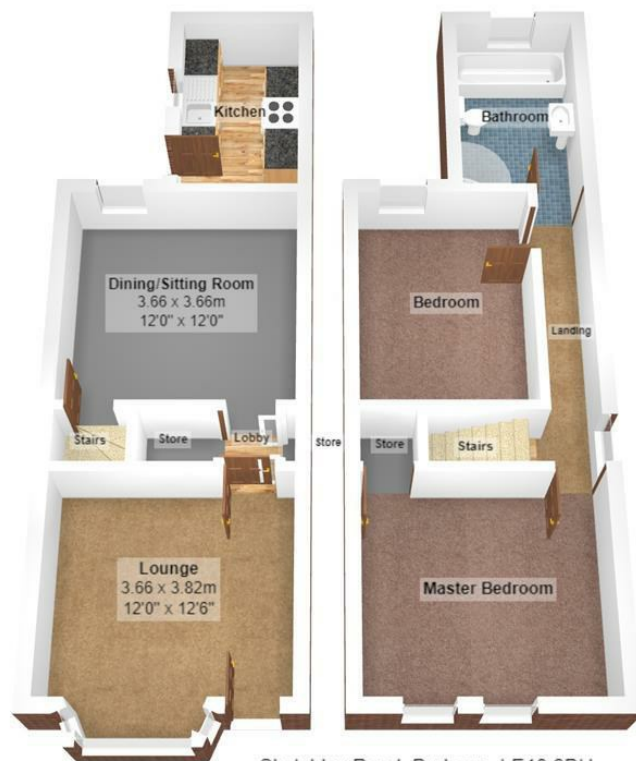
There are five solar panels on the rear roof.

Clearly in this current climate with Utility bills rising dramatically this will make a saving to an owner.



The householder gets the use of the generated power, but doesn't own the tariff for payment from a FIT provider.





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Total Area: 73.8 m<sup>2</sup> ... 794 ft<sup>2</sup>

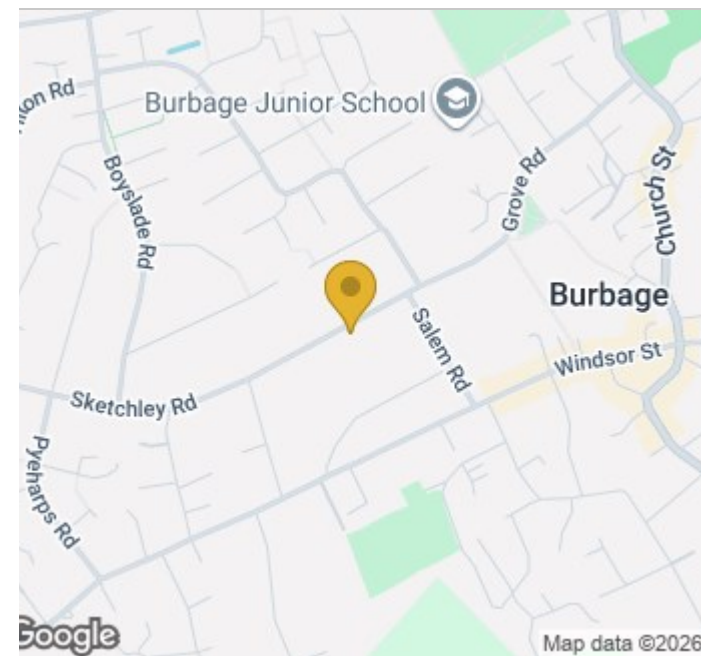
All measurements are approximate and for display purposes only

## 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.

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.

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Leaving Hinckley along the Rugby Road towards Burbage, proceed up to the mini roundabout and turn left onto Sketchley Road, continue along and the property is situated on the right hand side. For SATNAV users the postcode is LE10 2DU.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(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	

