



**26 Duport Road, Burbage, LE10 2RW**  
**£475,000**



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RH Homes and Property are delighted to offer for sale and viewing this individual and impressive three bedroom detached house located in the ever sought after village of Burbage, and set at the head of a long driveway off of the main road. On a good sized plot with excellent interior and exterior space. Comprising an Entrance Porch, Reception Hall, Downstairs WC, Lounge, Dining/Sitting Room, Conservatory, Breakfast Kitchen, Utility Room. First Floor Landing, Master Bedroom with Ensuite, Two further Double Bedrooms and Bathroom. Outside is the long access road then a Carport which leads on to a Detached Garage, and with well kept front and mature rear garden.

Council Tax - E

**Entrance Porch**

**Reception Hall**

14'4" x 6'8" (4.37m x 2.05m)

**Downstairs WC**

3'6" x 4'10" (1.07m x 1.48m)

**Lounge**

28'8" x 14'9" (8.76m x 4.50m)

**Conservatory**

10'2" x 11'5" (3.10m x 3.50m)

**Dining / Sitting Room**

13'0" x 9'11" (3.98m x 3.04m)

**Breakfast Kitchen**

20'9" x 10'8" (6.34m x 3.27m)

**Utility Room**

6'5" x 7'4" (1.98m x 2.26m)

**First Floor Landing**

**Master Bedroom**

13'8" x 12'8" (4.17m x 3.87m)

**Ensuite**

6'6" x 8'10" (2.00m x 2.70)

**Bedroom Two**

10'5" x 10'7" (3.18m x 3.25m)



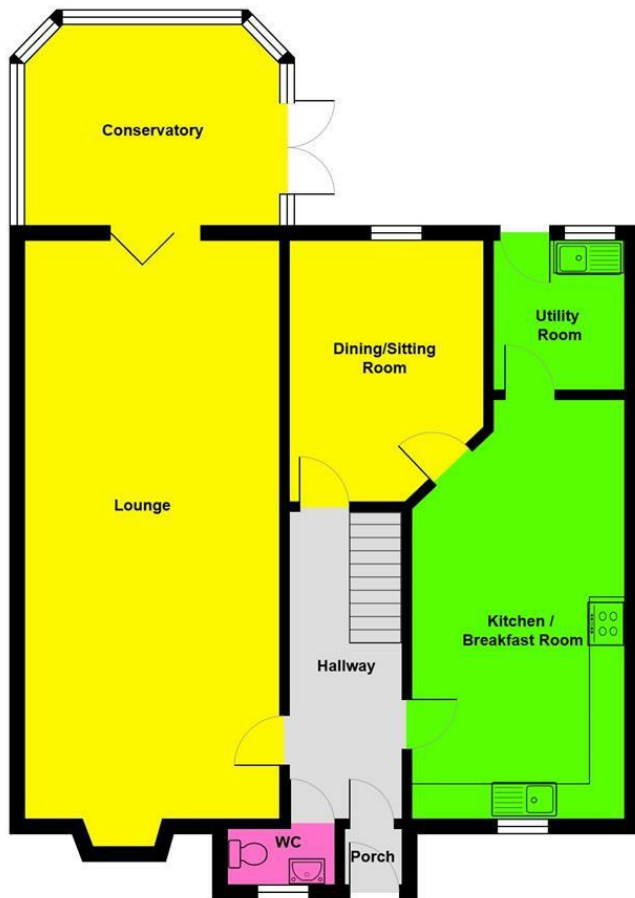




**Bedroom Three**  
9'10" x 7'5" (3.00m x 2.27m)

**Shower Room**  
6'2" x 9'10" (1.90m x 3.00m)





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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</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	

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

