



20 Fosse Close, Burbage, LE10 2EH

£290,000



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A really well presented three storey, three bedroom modern end townhouse on a small Close and no through Road with Garage & Driveway, close to the centre of the ever sought after village of Burbage. Situated within close proximity of the outlying fields skirting the village, and also excellent for accessing the A5/M69/M1/M6 commuter routes. The property briefly comprises an Entrance Hallway, Downstairs w.c., Utility Room, First Floor Open Plan Lounge/Dining Area/Family Room & Kitchen with built in appliances, Second Floor, Three Bedrooms (One currently used as a useful Home Office/Study), Shower Room. With a single garage & driveway offering off road parking. Front and wonderful and attractive landscaped rear gardens. Double Glazing & Gas Central Heating. The house is essential viewing.

Council Tax Band : D
There is a management charge for the roadway of approx £.... per annum.

Entrance Hall
20'8 x 6'5 overall (6.30m x 1.96m overall)
With a wooden canopied Storm Porch and composite door to the front elevation leading into the house, UPVC double glazed window to the side, with attractive laminated wooden flooring, stairs off to the first floor, and a useful understairs store cupboard, and a door to the Utility Room.

Downstairs WC
6'2 x 2'9 (1.88m x 0.84m)
Having a two piece white suite comprising a low level flush wc, and corner wash hand basin, UPVC double glazed window to the front aspect, attractive laminated wooden flooring, and radiator.

Utility Room
8'11 x 6'5 (2.72m x 1.96m)
Fitted with a range of wall and base level units with working surface over and inset stainless steel sink and drainer. Plumbing for a washing machine and space for a tumble dryer. Recently fitted high specification Baxi central heating boiler, radiator, and a door out to the rear gardens.

First Floor Landing
With further staircase to the second floor, and radiator

Lounge & Dining Area
26'3 x 15'7 at widest point (8.00m x 4.75m at widest point)
A really impressive open plan Living Space, with UPVC twin double glazed french doors opening onto a Juliette balcony to both the front and rear aspects to maximise the natural light and airflow, plus a further UPVC double glazed window to the frontage, two radiators, and continued attractive laminated wooden flooring.

Kitchen
8'8 x 6'9 overall (2.64m x 2.06m overall)
UPVC double glazed window to the rear aspect, fitted with an excellent range of wall and base level units, drawers and wine racking with work surfaces over and inset stainless steel sink and drainer. Built in electric oven and gas NEFF hob with NEFF hood with spotlighting over, there is an integrated fridge/freezer and dishwasher.





Second Floor Landing

With airing cupboard, and access off to :

Master Bedroom

13'3 plus robes x 10'9 to door (4.04m plus robes x 3.28m to door)
UPVC double glazed window and skylight window to the front elevation, a range of four door fitted wardrobes set along one wall, radiator, and also having the stylish laminated wooden flooring.

Bedroom Two

10'1 plus robes x 8'6 (3.07m plus robes x 2.59m)
UPVC double glazed window to rear aspect, radiator, three door fitted wardrobes, and laminated wooden flooring.



Bedroom Three / Home Office / Study

6'11 x 6'10 (2.11m x 2.08m)
With a skylight window and radiator, and once again with the attractive laminate flooring. The room has been fitted with a desk and range of drawers/store cupboards.

Shower Room

6'6 x 8'5 to door (1.98m x 2.57m to door)
Having a three piece white suite comprising a low level WC, wash hand basin set in a vanity unit, and an oversized walk in shower, with tiling and splashbacks, a radiator, and extractor fan.

Garage

With an up and over door, and a pedestrian door into the rear gardens, there is also a covered car port area to a large part of the parking space too at the frontage.



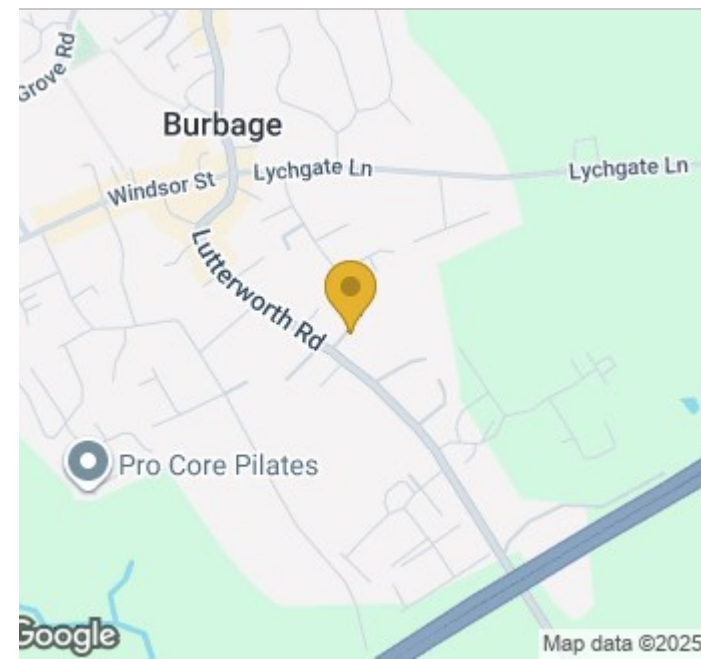
Outside

The gardens are a really impressive part of the property, landscaped but also having been designed for easier maintenance. The gardens are enclosed by fencing and have a gated walkway access to the side back to the front of the house. The landscaped gardens have well stocked flower and shrubbery areas, and offer a mix of rope edged decking, and gravelled, and astroturfed seating areas to enjoy the plot.

Viewing of the gardens is considered essential to be fully appreciated.



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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, and continue through the village which becomes Church Street, and continue along and proceed straight over the cross roads in the village centre onto Lutterworth Road, where there is a turning onto Fosse Close on the left hand side. For SATNAV users please enter the postcode LE10 2EH.

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		88
(81-81) B		
(69-80) C	75	
(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	

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