



Sketchley Old Village, Burbage, LE10 3HT
£950 Per Calendar Month



Right at the heart of Sketchley Old Village in the ever sought after village of Burbage, close to road and rail networks, with good access for the nearby Sketchley Grange Hotel and Gym and Leisure Facilities whilst also overlooking fields and horses. This is a superb and fairly uniquely located Coach House style Apartment, set and tucked away at the rear of the stylish Cottages of Sketchley Old Village. The apartment has a Entrance Hall, and Shower Room, then with an extensive open plan Living Space and refitted Kitchen Area, plus a divider to a good sized bedroom area with fitted wardrobes. It has a range of both skylight and normal UPVC windows to offer excellent natural light the skylights fitted with remote controlled blinds. The Living Areas have been recently decorated, and also benefiting from the use of an oversize Single Garage/Utility and Store, and a parking space. The owners are offering the apartment inclusive of Electric and Water bills - there's no gas (Although there would have to be a charge made for excessive use for any reason such as electric car).

Tenant to pay own council tax - Currently unbanded (Hinckley & Bosworth assume A or B)

This is a superb and fairly uniquely located Coach House style Apartment, set and tucked away at the rear of the stylish Cottages of Sketchley Old Village.

The Living Areas and Shower Room and even the Garage have been recently decorated.

The owners are offering the apartment inclusive of Electric and Water bills - There's no gas (Although there would have to be a charge made for excess uses such as electric car charging for example). Tenant to pay their own Council Tax for the Apartment.

There is an oversize Single Garage, plus a single parking space in front of it. The Garage is set up use as Utility Area and storage currently.

The location is offered with a shared electric gated vehicular entrance.

Reception Hall

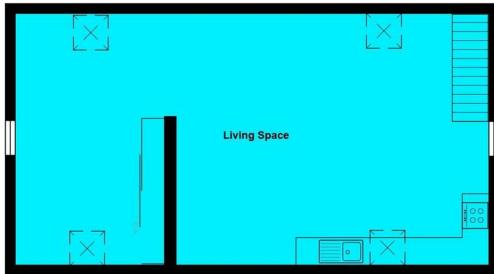
With a Door to the frontage, access doors through to the Shower Room, and a pedestrian one through to the Garage.

Stairs off to the first floor Living Accommodation.

Shower Room

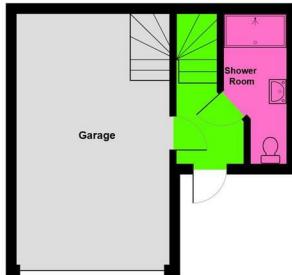
Having a three piece white suite comprising a low level WC, wash hand basin, and a walk in shower. With matching tiling to floors and the shower area, extractor fan, a heated towel rail, and UPVC double glazed window to the side aspect.





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All measurements are
approximate and for display purposes only



Living Room & Kitchen

The stairs lead up to the extensive open plan Living Space and refitted Kitchen Area, refitted with an excellent range of wall and base level units and drawers, an electric oven and hob with a hood over, and integrated dishwasher and washing machine. There are two electric radiators. With skylight windows with remote controlled electric blinds, and also a normal UPVC window. There is ceramic tiled flooring, and a loft storage hatch.

Bedroom Area

With a range of mirrored wardrobes to offer really good storage space, there is both a skylight and UPVC double glazed window, electric radiator, and ceramic tiled flooring.

Garage

With remote up and over door, really useful storage racking, power and lighting, and a pedestrian door through to the accommodation.

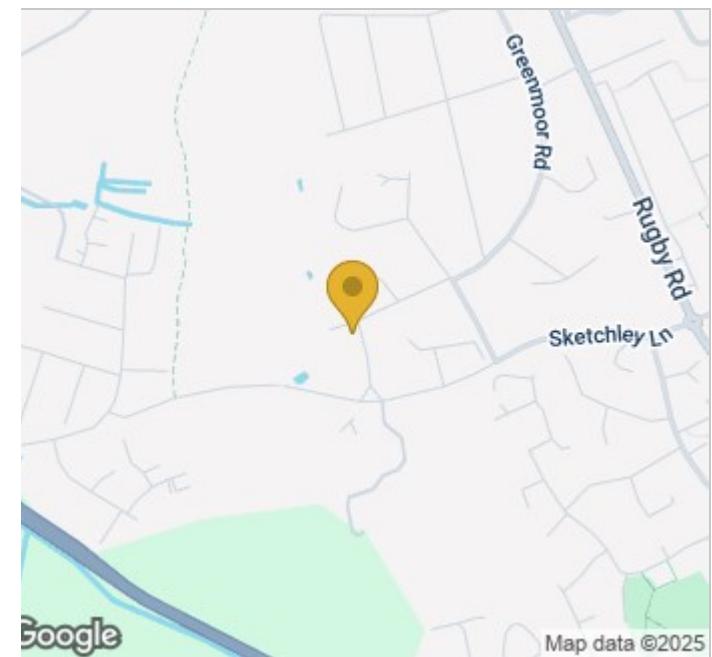
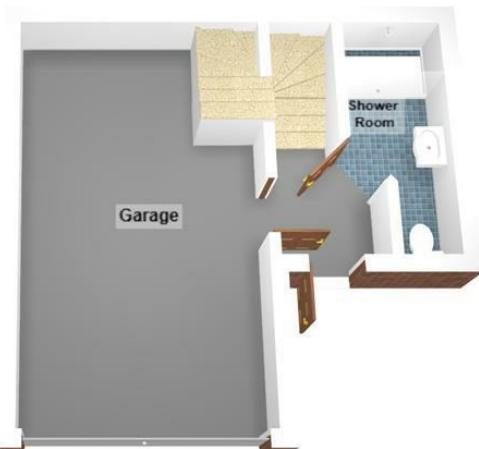
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Proceed out of Hinckley along the Rugby Road towards the M69/A5. Proceed up the small hill on Rugby Road, and then turn right onto Aldridge Road, take a right turn at the end onto Greenmoor Road. Follow the Road along and at the end proceed directly over on to Sketchley Old Village, at the end of the row, on the right is a electric gated access through to the Coach House/Apartment. For GPS/SATNAV users the postcode is LE10 3HT.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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