



The Fairway

Burbage, Hinckley, LE10 2TZ

£275,000



*****FOR SALE BY PUBLIC AUCTION 18th April 2024 2.00PM. REGISTER TO BID*****

An individually designed detached house occupying a large plot in a sought-after district of Burbage. Excellent potential for extensions and remodeling which could create an outstanding family home.

The current layout includes an entrance hall, lounge dining room, and garden room Kitchen, and a large utility room. On the first floor, there are three bedrooms and a bathroom.

Extensive gardens overlooking playing fields to the rear with a sweep-in and out driveway and car port.



Entrance Hall

Approached via a storm porch, the hall has a storage cupboard and stairs to the first floor.

Lounge 11'11" x 11'6" (3.65m x 3.53m)

Dining Room 12'4" x 11'11" (3.77m x 3.65m)

Open plan from the lounge.

Garden Room

French doors to the gardens.

Kitchen 8'5" x 8'11" (2.57m x 2.73m)

Utility room 21'5" x 9'1" (6.55m x 2.79m)

Landing

Bedroom 1 12'4" x 11'11" (3.77m x 3.65m)

Bedroom 2 11'6" x 12'1" (3.53m x 3.69m)

Bedroom 3 8'5" x 7'8" (2.59m x 2.36m)

Bathroom 6'6" m x 6'10" (2.00 m x 2.09m)

Carport 16'9" x 10'6" (5.12m x 3.22m)

Outside

A sweep in and out driveway and substantial gardens providing scope for extension.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

Buyer's Administration Fee

Buyers will be required to pay an auction administration fee of £1,250 + VAT (£1500.00) upon exchange of contracts.

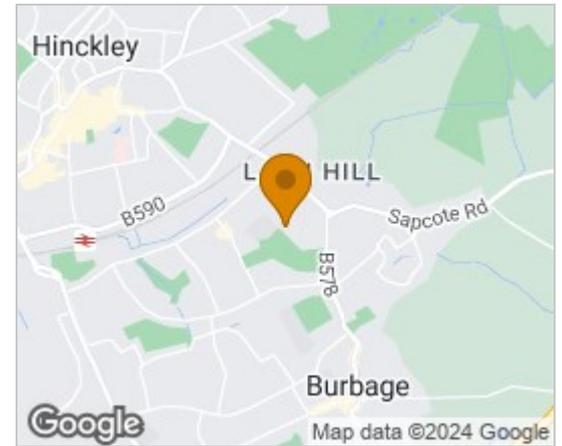
Tenure

The property is being sold freehold with Vacant Possession upon completion. None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneers.

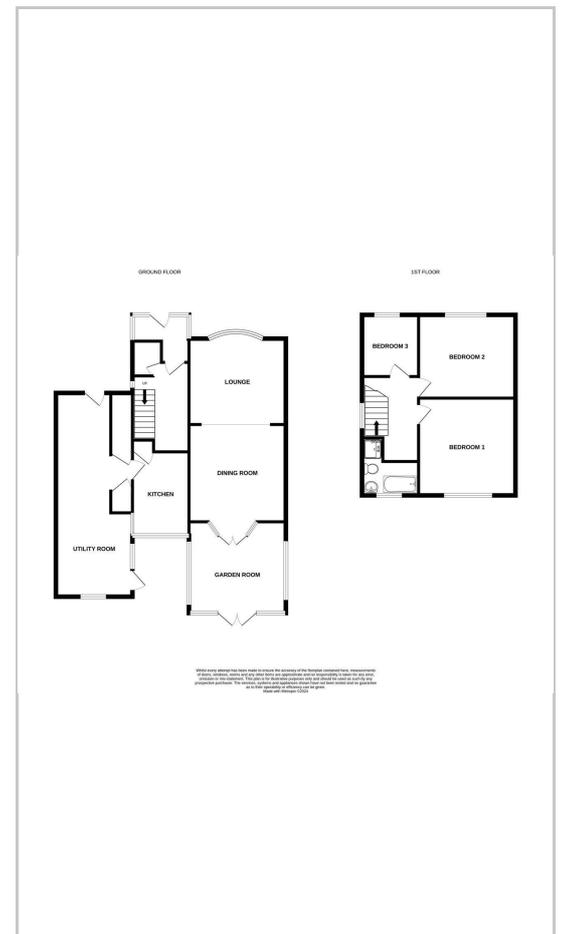
Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

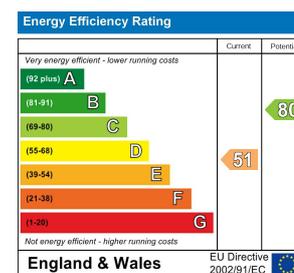
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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