



5 THE FAIRWAY, BURBAGE, LE10 2TY

OFFERS OVER £280,000

No Chain. Vastly improved modernised and refurbished, Pegg built semi detached house on a very large mature plot. Sought after and convenient non estate location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, restaurants, public houses, Hinckley town centre and good access to the A5 and M69 motorway. Immaculately presented including white panel interior door, lvt flooring, refitted kitchen and shower room, rewired, spotlights, gas central heating, UPVC SUDG, UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room, kitchen and utility room with WC, Two double bedrooms and shower room, driveway to detached garage, front and large rear garden 150 feet approximately in length with summerhouse, shed and greenhouse. Viewing highly recommended. New carpets, curtains and blinds included.



TENURE

Freehold

Council tax Band B

ACCOMMODATION

Attractive navy blue composite panel and SUDG front door to

ENTRANCE HALLWAY

With luxury vinyl tiled wood grain flooring, double panel radiator, telephone point, wired in smoke alarm, fitted meter cupboard housing the consumer unit, stairway to first floor, attractive white panel interior door to

LOUNGE/DINING ROOM TO FRONT

15'10" x 10'10" (4.84 x 3.32)

With feature navy wood panelling to one wall and matching storage cupboard to side alcove, luxury vinyl tile wood grain flooring, built in original display cabinet and storage cupboards to side, double panel radiator, coving to ceiling



REFITTED KITCHEN TO REAR

9'8" x 11'10" (2.95 x 3.62)

With a fashionable range of pebble fitted kitchen units with soft closed doors consisting inset single drainer stainless steel sink mixer taps above cupboard beneath, further matching range of floor mounted cupboard units including two three drawer and two two drawer units, contrasting oak wood grain working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, matching up stands further matching range of wall mounted cupboard units, integrated dishwasher, luxury vinyl tiled wood grain flooring, fashionable grey vertical radiator, door to walk in under stairs storage cupboard/pantry with fitted shelving and lighting, white composite panel and SUDG door leads to the rear garden.



UTILITY AND WC ROOM TO SIDE

5'11" x 5'10" (1.82 x 1.79)

Refitted with a fashionable range of grey fitted units consisting inset stainless steel sink unit mixer taps above double unit beneath display shelving above, one tall broom cupboard, appliance recess points, plumbing for automatic washing machine, white low level WC, contrasting burgundy tongue and groove wood panel surrounds, LVT wood grain flooring, white heated towel rail.

FIRST FLOOR LANDING

With wired in smoke alarm, radiator, loft access which is partially boarded with lighting.

BEDROOM ONE TO FRONT

9'3" x 15'11" (2.82 x 4.87)

With radiator.



BEDROOM TWO TO REAR

6'11" x 15'11" (2.12 x 4.86)

With double panel radiator.



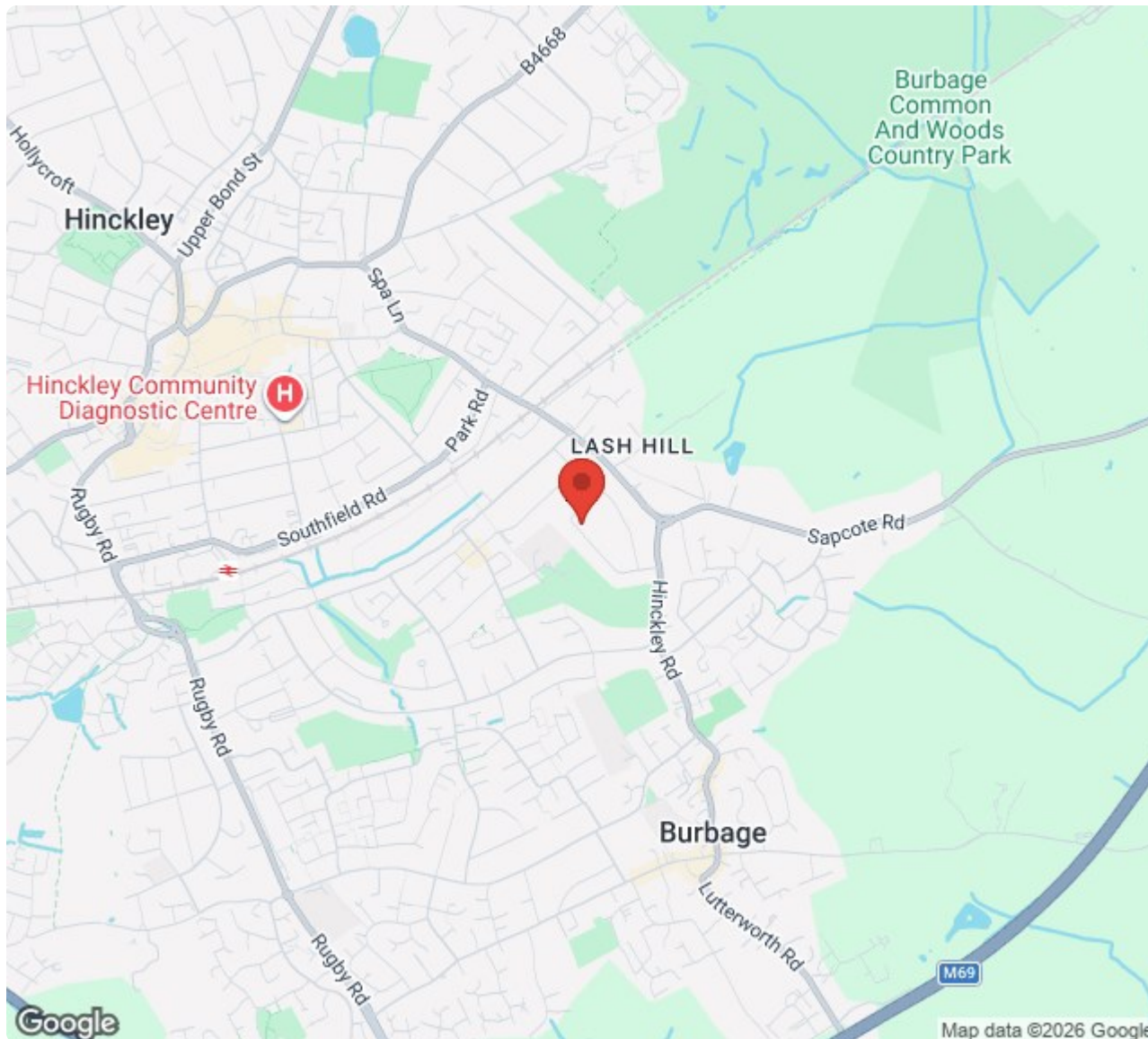
REFITTED SHOWER ROOM TO SIDE

6'1" x 7'10" (1.87 x 2.41)

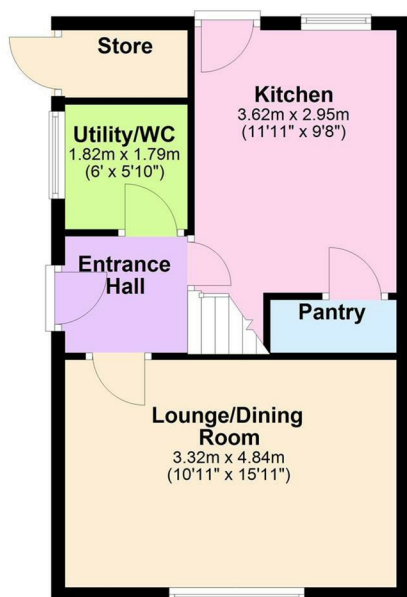
With white suite consisting of porcelain tiled walk in shower with rain shower and hand held shower with remote control, glazed shower screen to side, vanity sink unit with cupboard beneath, bathroom cabinet above with heated and illuminated mirror door to front, low level WC, white bathroom cabinet above with glass display shelves, LVT wood grain flooring, anthracite fashionable heated towel rail, inset ceiling spotlights, extractor fan.

OUTSIDE

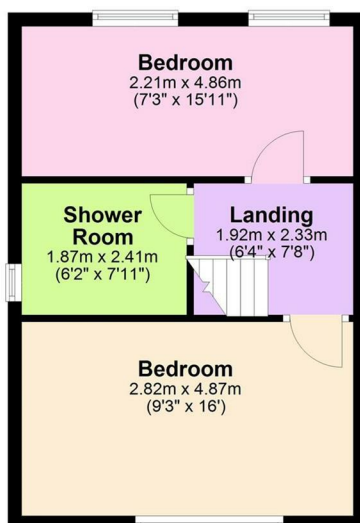
Outside the property is nicely situated set well back from the road, the front garden principally laid to lawn with surrounding beds, a tarmac drive way offering ample car parking leads down the side of the property to the detached garage at the rear (2.89m x 4.89m) with up and over door to front, window to side, separate consumer unit with light and power, attached to the rear of the property is a brick built store with timber door to front it houses the gas meter and Valiant condensing combination boiler for central heating and domestic hot water new as of 2023, has light and power. One of the features of this particular property are the large mature rear gardens approximately 145-150 feet in length enclosed by panel fencing and mature hedging, adjacent to the rear of the house is a full width slab and stone patio, outside tap, irrigation system beyond which is a water feature with surrounding beds and a timber bridge beyond which is timber trellising. Beyond which is a aluminium and glass summer house with light and power and surrounding hard landscaped bark pathways and borders with a variety of surrounding shrubs, beyond which is a mature hedge with various varieties, beyond which the garden is principally laid to lawn with its central pond and surrounding beds. To the bottom of the garden is a vegetable plot with a aluminium greenhouse and timber shed, soft fruits, apple and fig trees and rhubarb, there is a double power point at the bottom of the garden, double power point where the summer house is.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		65
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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