



## 146 HINCKLEY ROAD, BURBAGE, LE10 2AH

**ASKING PRICE £315,000**

Vastly improved, traditional bay fronted semi detached family home of character on a large plot. Sought after and convenient location. Ideal for socialising within walking distance of the village centre including shops, schools, doctors, dentist, parks, bus service, public houses, restaurants and with good access to the A5 and M69 Motorway. Well presented and much improved including a rewire & replumb, tile & laminate flooring, modern fitted kitchen with stone worktops, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge & dining kitchen. Three bedrooms (one with fitted wardrobes) and newly fitted shower room. wide driveway to front with electric car charging point and large rear garden. Viewing recommended. Carpets, blinds and light fittings included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

**ACCOMMODATION**

UPVC SUDG front door to:

**ENTRANCE HALLWAY**

Wood strip laminate flooring, traditional style radiator, Hive heating programmer and panelled door to understairs storage cupboard having inset spotlight. Archway to:



**FRONT LOUNGE**

10'11" x 15'1" (into bay) (3.35 x 4.60 (into bay))

large bay window, traditional style radiator and TV aerial point for wall mounted flat screen TV. Archway to:



**DINING KITCHEN**

17'3" x 12'6" (5.28 x 3.82)

Range of gloss grey floor standing kitchen units with stone work tops over and tiled splashbacks. Four ring AEG electric hob with extractor above. Built in appliances include Electrolux oven, fridge freezer, Zanussi dishwasher and Hoover washer dryer. Further range of matching wall mounted kitchen units. Island unit with stone work top with waterfall edges. Inset gold coloured sink with gold mixer tap including boiling tap. Wood strip laminate flooring, two traditional style radiators and heat detector. UPVC SUDG door to:



## LEAN TO CONSERVATORY

10'0" x 9'5" (3.07 x 2.88)

Wood effect vinyl flooring and UPVC SUDG door to rear garden.



## FIRST FLOOR LANDING

Spindle balustrades , smoke alarm, traditional style radiator and loft access . Loft is partially boarded and houses the Baxi combination boiler for central heating and domestic hot water.

## BEDROOM ONE TO FRONT

12'11" x 15'3" (into bay) (3.95 x 4.65 (into bay))

Large bay window, double panel radiator, white painted timber built in wardrobes with shelving and hanging rail.



## BEDROOM TWO TO REAR

11'0" x 12'0" (3.36 x 3.68)

Double panel radiator.



## BEDROOM THREE TO REAR

9'3" x 8'5" (2.84 x 2.57)

Double panel radiator.



## SHOWER ROOM

6'7" x 8'7" (2.01 x 2.62)

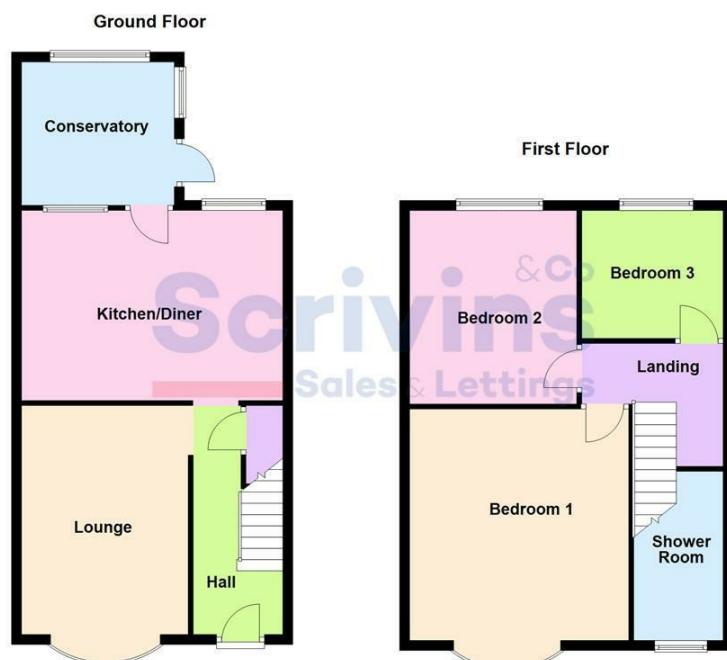
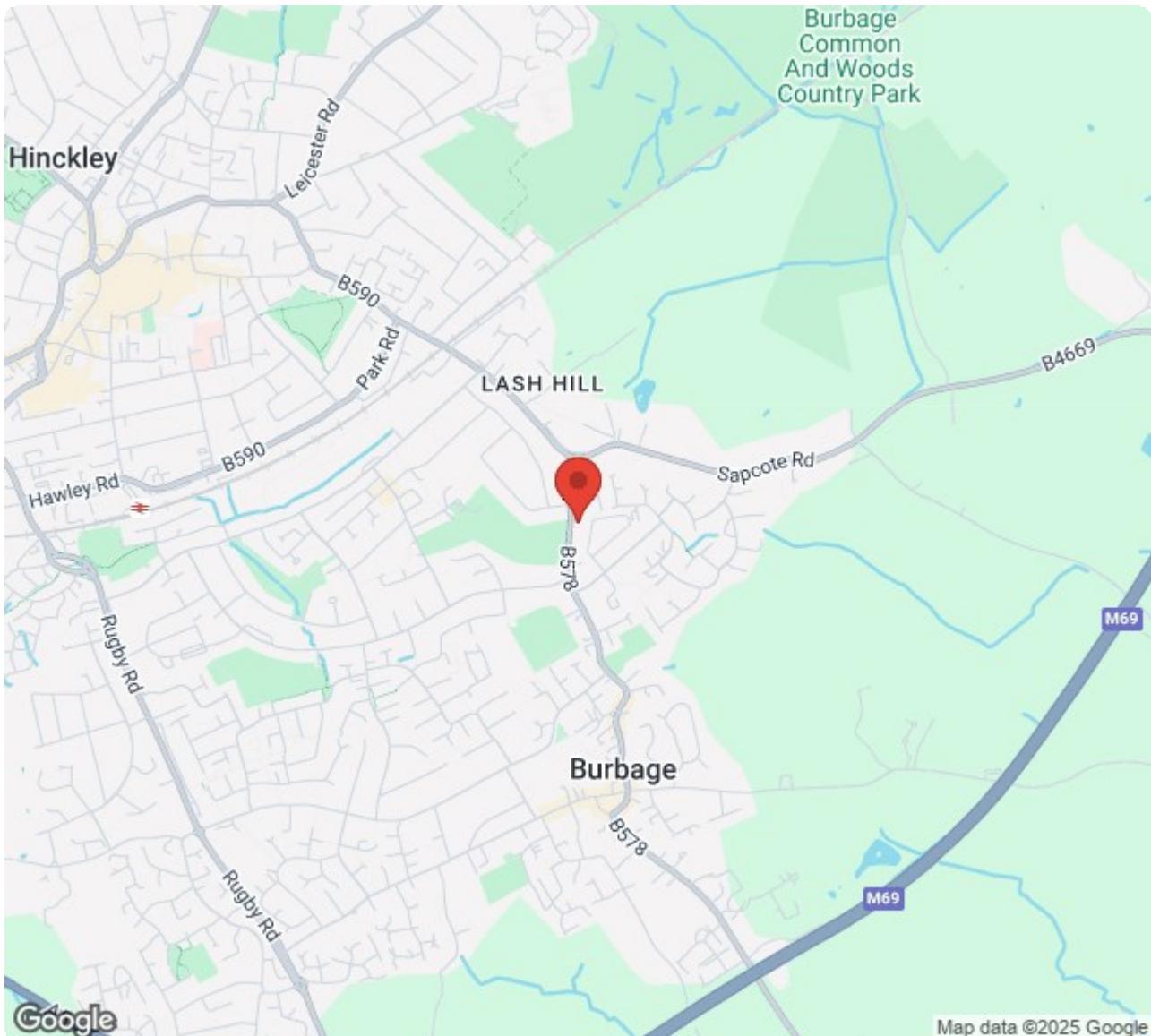
Three piece suite consisting low level WC, sink unit with shelving below, tiled splashback and electric mirror above. Resin shower tray with black bar shower above, Extractor fan, black towel heater, tiled flooring and surrounds.



## OUTSIDE

Decorative stone driveway with slabbed path to the front door. Electric car charging point. Archway down the side of the property to the rear garden. Slabbed raised patio adjacent to the rear of the property and further patio beyond. Slabbed pathway to garden shed. Garden is enclosed with hedging and fences. Outside tap.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/81/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

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