

360°
VIRTUAL TOUR
ONLINE VIEWING



Hillside Road, Burbage, Leicestershire LE10 2LX
Offers Over £575,000

archerbassett
LETTINGS AND SALES

This detached four bedroom home has been renovated & refurbished to a truly excellent standard and stands on a corner plot just off the rugby road and offers easy access to Hinckley town centre. From the spacious entrance hall is a good size reception with an inset feature fire, the exceptionally well fitted kitchen / diner is finished to an exacting standard with underfloor heating and incorporates light dove grey wall & base units with integrated Neff appliances to include fridge, freezer, oven & hob, microwave and coffee machine and further features double bi-folding doors, tiled flooring, stunning roof lantern and a large centre island. Just off the kitchen is a utility room with luxury Kardean Vinyl flooring with fitted wall & base units and a further reception/dining room which could easily serve a further ground floor bedroom with just a little work. To the first floor are four very well proportioned bedrooms with the principle bedroom having dual aspect windows a full ensuite bathroom with bath, W/C & handwash and the family shower room has a large glass screened shower cubicle & a further W/C & handwash, there is a loft hatch to the landing area with drop down ladders up to the roof space which is fully boarded. This delightful modern home also benefits from recently fitted black aluminum laminated double glazing, central heating and Rock security doors. Externally there is a generous driveway to the front which has space for several vehicles with a further garage & drive to the rear along with a large fully enclosed garden which has just been landscaped and provides attractive low maintenance outside space.

Entrance Hall

10'3" x 20'5" (3.14m x 6.24m)

Rock security door, entrance hallway with Kardean vinyl flooring and built in storage cupboard. Also access to downstairs W/C

Open Plan Kitchen

25'5" x 22'4" (7.75m x 6.82m)

Exceptionally well fitted kitchen / diner that is finished to an exacting standard with underfloor heating and incorporates light dove grey wall & base units with integrated Neff appliances to include fridge, freezer, oven & hob, microwave and coffee machine and further features double bi-folding doors, tiled flooring, stunning roof lantern and a large centre island.

Lounge

12'0" x 14'10" (3.67m x 4.53m)

Double glazed window to front, good size reception with an inset feature fire and carpet

Reception Room

12'2" x 20'1" (3.71m x 6.13m)

Double glazed and laminated dual aspect windows. Spacious multi-use reception room with laminate flooring.

Bedroom 1

11'11" x 13'2" (3.65m x 4.02m)

Double glazed dual aspect windows, large double room with carpet and ensuite.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Ensuite

11'8" x 6'3" (3.56m x 1.93m)

Fully tiled ensuite with white suite to include bath with shower over, W/C, vanity unit and hand wash basin.

Bedroom 2

12'4" x 12'7" (3.76m x 3.86m)

Double glazed window to front, double room with carpet.

Bedroom 3

12'0" x 8'8" (3.67m x 2.66m)

Double glazed window to rear, double room with carpet.

Bedroom 4

10'7" x 7'6" (3.23m x 2.30m)

Double glazed window to front, double room with carpet.

Family Bathroom

8'6" x 6'6" (2.61m x 2.00m)

Double glazed window, fully tiled family shower room with large glass screened shower cubicle & a further W/C & handwash

Utility Room

9'11" x 7'6" (3.04m x 2.31m)

Modern utility room with double glazed, laminated windows with views to garden, ample built in storage, Kardean Vinyl flooring and access to patio.

Tenure - Freehold

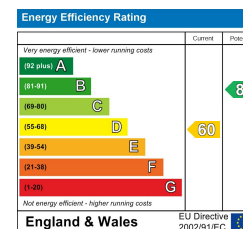
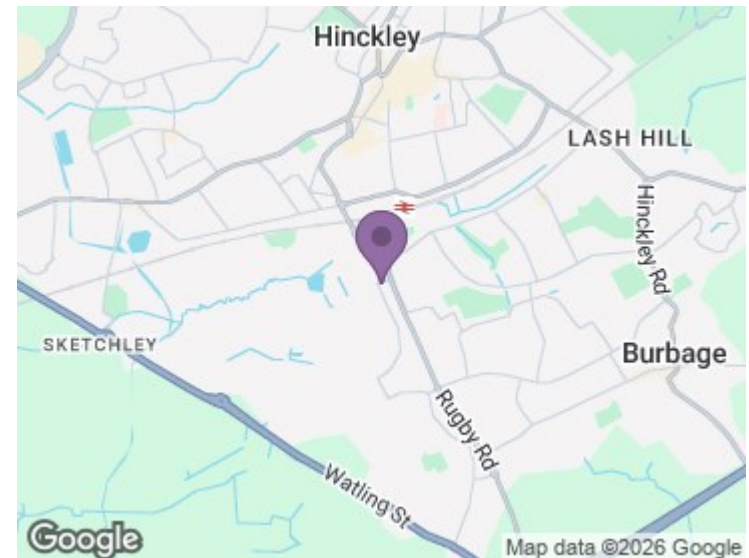
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Viewings

Viewings are strictly by appointment only via Archer Bassett.



67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk