



3 Amber Way

Burbage, Hinckley, LE10 2LN

Offers In The Region Of £280,000



An immaculately presented 3 storey, 4 bedroom, 2 bathroom spacious mid town house, constructed in 2016 by Persimmon Homes and having the remainder period of the usual NHBC guarantee or similar New Build warranty.

The property has the additional; benefits of gas central heating (condensing boiler), PVCu double glazed, modern fitted breakfast kitchen, spacious lounge, bedroom 1 with ensuite shower and spacious dressing room, guest cloakroom, enclosed rear garden with access to the detached garage and driveway. PVCu fascia and soffit, water meter etc.

Ideally located close to all local amenities, including local schools, shops and regular public transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.

A completed upward chain.



Canopy porch..

Outside light point.

Reception hall. 14'2" x 6'10". (4.33 x 2.10.)

Easy tread staircase with spindled balustrade, Amtico floor, understairs cupboard, radiator and double glazed composite door..

Guest cloakroom. 5'10" x 3'0". (1.79 x 0.92.)

Suite in white, low flush wc, corner wash hand basin, PVCu double glazed window, extractor fan and Amtico floor.

Modern fitted breakfast kitchen (front) 15'7" (max) x 9'1" (max), (4.75 (max) x 2.79 (max).)

Stainless steel sink, range of attractive base and wall units (7 base and 3 wall), associated work surfaces, a wall mounted gas fired condensing combination boiler (Ideal Logic ESP 1-35), split level gas hob, electric (fan assisted) oven, extractor hood (ducted), plumbing for washing machine, walk-in PVCu double glazed bay window, ceramic wall tiling and radiator.

Spacious Lounge (rear). 16'6" x 10'6" (5.05 x 3.22)

PVCu double glazed french doors and adjacent PVCu double glazed side windows, Amtico floor, radiator, media wall with integrated feature electric fire.

First floor landing. 12'4" (max) x 6'9" (max). (3.76 (max) x 2.06 (max).)

Linen cupboard, mains smoke alarm and spindle balustrade leading to the second floor.

Bedroom 2 (rear). 13'7" x 9'5". (4.15 x 2.89.)

PVCu double glazed window, radiator and laminate floor.

Bedroom 3 (front). 12'4" x 9'3". (3.76 x 2.84.)

PVCu double glazed window and radiator.

Bedroom 4 (front). 10'11" (max) x 6'8" (max). (3.33 (max) x 2.05 (max).)

PVCu double glazed window and radiator.

Modern luxury bathroom (front). 6'8" x 5'6". (2.04 x 1.70.)

Full suite in white, panel bath with an electric shower, wash hand basin, low flush wc, ceramic tiled floor, extractor fan, Amtico tiled floor and chrome ladder style radiator.

Second floor.

Bedroom 1 (rear). 11'8" x 9'2". (3.57 x 2.81.)

Double glazed velux light, radiator, storage to eaves.

Ensuite shower room (rear). 7'3" x 6'7". (2.23 x 2.03.)

Suite in white, fitted shower cubicle with a mixer shower, wash hand basin, low flush wc, Amtico floor, double glazed velux roof light and ladder style radiator.

Spacious dressing room (front). 16'2" x 6'9".. (4.94 x 2.08..)

Double glazed velux roof light, fitted double wardrobe and radiator.

Outside.

Attractive fore garden with lawn and paved path.
Enclosed picturesque rear garden, with established lawn, pergola, patio and pedestrian access to the garage.

Detached Garage. 21'0" 9'8". (6.42 2.95.)

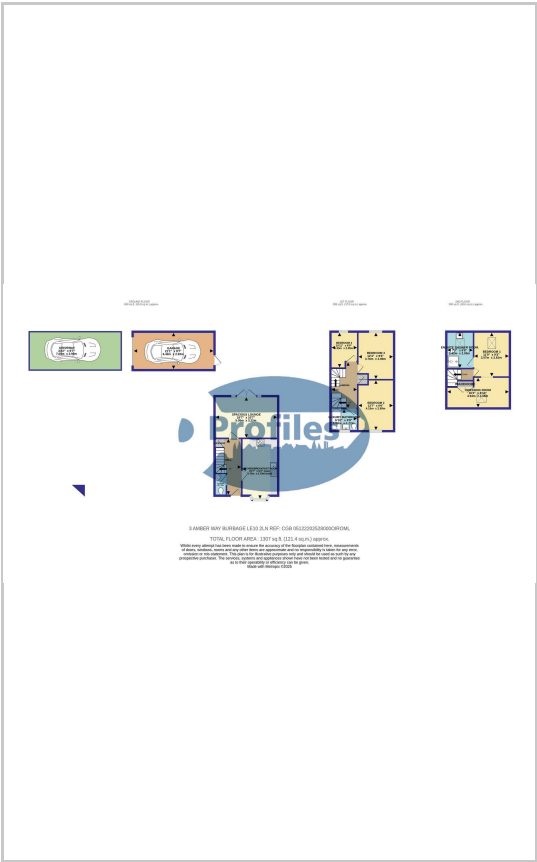
Up and over door, light, powerpoints and direct access to the rear garden.

Tarmac driveway to the front of the garage.

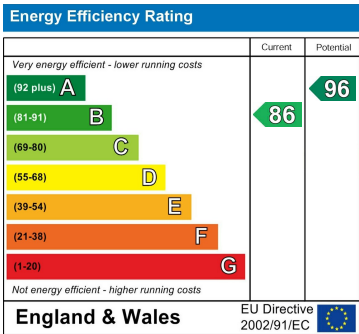
Area Map



Floor Plans



Energy Efficiency Graph



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