



341 Rugby Road

Burbage, Hinckley, LE10 2NB

Offers In The Region Of £895,000



An immaculately presented, meticulously crafted, generously proportioned, extended 4 double bedroom, 3 bathroom, bespoke traditional family detached house, offering immaculately presented, show standard spacious family accommodation throughout. The property is set in established grounds approaching 0.36 acres and situated in one of Burbage's most sought after and popular locations. The property has been maintained to the highest standard and incorporates many unique features.

Additional benefits of gas central heating, sealed double glazing, photovoltaic panels, established gardens, attractive front garden within an in and out driveway and parking for several cars, detached double garage, spacious reception hall, guest cloakroom, magnificent spacious extended through lounge, dining room, study, magnificent breakfast kitchen, utility room, cloakroom, pantry, bedroom 1 with ensuite shower, bedroom 3 with ensuite shower, luxurious bathroom, south west facing rear garden some 100' in length with oak gazebo, work shop, green house and summer house.

The property is ideally located close to all local amenities and ideally y position for commuting to major road links such as the A5, M69, M6 and M1. The centre of Burbage village is situated 1 mile to the east of the property and it is situated 1.5 miles south east of the centre of Hinckley. It is some 100 miles by road from central London. Hinckley railway station and



Entrance Porch 5'8" x 4'3" (1.75 x 1.30)

Having half glazed door leading into porch with tiled floor, two side windows, glazed door, stained glass side window leading into:

Reception Hall 18'0" x 10'7" (5.50 x 3.25)

Having oak doors to cloakroom, lounge, dining room, study. Double glazed window, radiator, stairs with oak bannister leading to first floor with storage beneath, smoke alarms, beech block flooring.

Guest Cloakroom 6'2" x 5'6" (1.90 x 1.70)

Having Victorian style suite comprising of low level flush wc, wash hand basin, tiled floor.

Magnificent through lounge. 20'4" max x 16'10" max (6.20 max x 5.15 max)

Having windows to front and side, bay windows overlooking rear garden with French doors opening onto rear patio area, open fire with gas fire, second gas fire, three double radiators.

Dining Room (rear) 17'6" x 11'5" max (5.35 x 3.5 max)

Having oak door to hall, double french doors with side windows opening onto rear patio, oak door leading to kitchen, recessed lighting, double radiator, 'dummy' fireplace hearth and oak mantel, ornamental recess with exposed oak lintel and display light.

Study 18'0" x 10'2" max (5.50 x 3.10 max)

Having glazed doors leading from hallway, two large windows to front, one glazed patterned window to side, double radiator, two pendant lights, two wall lights.

Luxury fitted spacious breakfast kitchen 18'6" x 17'8" max (5.65 x 5.40 max)

Oak doors leading to dining room and utility room, hardwood half glazed external stable door opening onto patio area with external oak frame and tiled weather protection canopy, window to rear garden, open bay window, side window and circular port hole window, fitted full height cupboard and drawer units with fitted oven, microwave, steamer, warming drawer, side ceramic hob with hooded canopy area incorporating extractor fan, drawer units below and side units, fitted low level drawer and cupboard units, granite work surfaces, twin stainless steel sink units, boiling water tap, pop up power points, built in dishwasher, built in fridge freezer with filtered cold drinking water and ice maker, tiled floor with thermostatically controlled electric under floor heating.

Utility Room 18'8" x 6'2" max (5.70 x 1.90 max)

Having oak door from kitchen and oak doors leading to walk in pantry and cloakroom, half glazed external door leading to side access patch, fitted full height cupboards, 'Belfast' sink with granite work tops and fitted units below with plumbing for washing machine and dryer. Tiled floor with thermostatically controlled electric under floor heating. Units and flooring match kitchen.

Walk In Pantry 8'2" x 2'9" (2.5 x 0.85)

Having open shelves, tiled floor matching kitchen and utility room.

Guest Cloakroom 9'2" x 3'11" (2.8 x 1.2)

Having pattern glazed window facing side path, Victorian style high level cistern with chain flush, wash hand basin, boxing in services including water stop valve, tiled floor with thermostatically controlled electric under floor heating.

Corridor Landing

Providing access to all bedrooms and family bathroom, window overlooking garden at the top of stairs, feature patterned and stained glass low sill window at the end of the landing, two radiators.

Bedroom 1 19'0" x 10'5" (5.8 x 3.2)

Having box bay window, window facing garden, patterned glazed side window, power points, aerial point, radiator, door to en suite:

En Suite Shower Room 9'4" x 6'0" (2.85 x 1.85)

Having double shower unit, wall mounted wash hand basin with heated and illuminated mirrors above and to side, low level flush wc, chrome heated towel rail/radiator, walk in access to boiler and hot water storage tank, storage and shelving, stone tiled floor.

Bedroom 2 17'0" max x 10'11" max (5.20 max x 3.35 max)

Having twin aspect with full depth dormer and window facing front, further window to rear, door to landing, double radiator, one wall with fitted wardrobes with cupboards above, access door to under eave walk in storage area

Bedroom 3 13'7" x 10'5" max (4.15 x 3.20 max)

Having window, access to storage area above stairs, door to en suite shower room, double radiator.

En Suite Shower Room 9'4" x 4'5" max (2.85 x 1.35 max)

Having power shower, cabinet mounted stone wash hand basin with illuminated mirror above, low level flush wc, chrome heated towel rail/radiator, access door to under eave walk in storage area, stone tiled floor, access hatch with pull down ladder to loft space.

Bedroom 4 17'10" x 11'5" max (5.45 x 3.50 max)

Having two dormer windows, patterned glazed side window.

Family Bathroom 10'5" x 7'10" (3.20 x 2.40)

Having corner shower unit, low level flush wc, pedestal wash hand basin with illuminated mirror above, free standing bath, chrome heated towel rail/radiator, tiled floor.

Loft Area

Access ladder leading from Bedroom 3 En Suite Shower room, with lighting, inverter unit for house mounted solar PV units, tv aerials and booster.

Outside

Two entrance driveways with central shrub planted area, pedestrian access to rear, meter boxes for electricity, gas and solar PV units. South west facing garden with hexagonal pond, lawn, borders, mature fruit and ornamental trees, panelled fencing and hedging, brick wall to north side of house frontage.

Front garden with parking for 8 cars, mature hedges and trees, external power sockets.

Detached Oak Frame Open Double Garage and Storage 19'0" x 16'4" (5.80 x 5)

Having two open garage spaces with open rafter pitched roof above incorporating two velux roof lights, window, power sockets, wood store/covered store area, adjacent bin storage area.

Rear Garden

Having paved patios in sandstone slabs, oak pergola with mature wisteria, sandstones pathways. Oak Gazebo. Shed/Workshop 5.5 m x 3.0 m Having power, solar pv inverter switchgear and generation meter/

Green house 10'2" x 8'2" (3.10 x 2.50)

Having power points, sockets, staging, paved floor area.

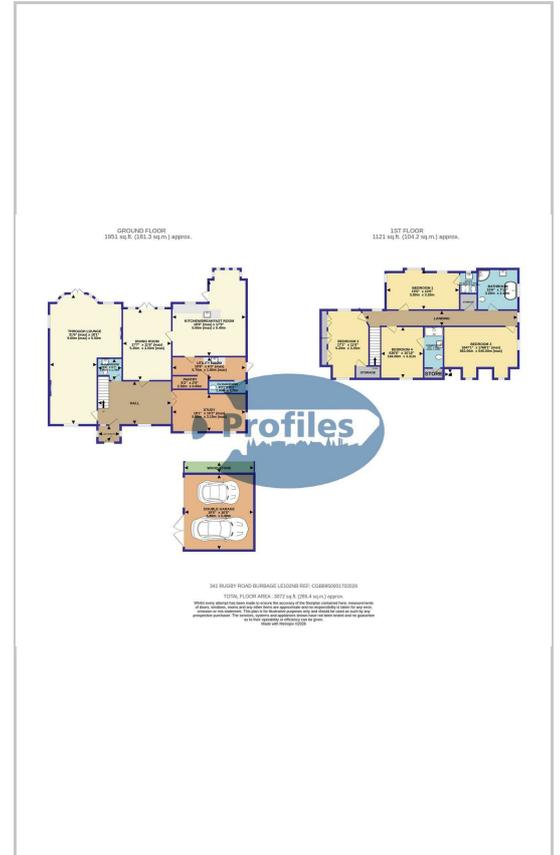
Summer House 8'3" x 7'11" (2.52 x 2.42)

Having power points and sockets, lighting, decking to side and front verandahs.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

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