



## 2 Crossways

, Burbage, LE10 2HY

Offers In The Region Of £290,000



**NO CHAIN!**

A two double bed roomed, cottage style property situated in sought after location, approached by a private driveway with established gardens to rear, secure parking, detached garage, viewing essential, double glazing, gas fired central heating.



### Reception hall 3'1" x 2'6" (0.93 x 0.77)

Having ceramic tiled floor.

### Attractive lounge (front) 13'0" x 12'2" (3.97 x 3.70)

Having live open gas fire, UPVC double glazed window, staircase to first floor, under stairs cupboard

### Dining room (rear) 9'6" x 9'4" (2.89 x 2.85)

Having live open gas fire in attractive surround and raised hearth, room stat, twin French doors,, obscure UPVC double glazed side window, double central heating radiator,

### Lean to (rear) 11'3" x 4'8" (3.43 x 1.43)

Having UPVC double glazed, glazed picture window, double glazed door, cushion wooden laminate floor.

### Galley kitchen

5.07m max 3.02m min x 1.76m max 1.41m min (16'8" max 9'11" min x 5'9" max 4'8"min)

Having terrazzo tiled floor, stainless steel sink unit, range of base and wall units comprising six base unit and one wall units, associated bevel edged work surfaces and integral breakfast bar, UPvc double glazed picture window, central heating radiator.

### Utility room (rear) 7'8" x 6'4" (2.33 x 1.92)

Having obscure UPVC double glazed picture window, hot and cold plumbing for washing machine, cental heating radiator, wash hand basin in vanity unit, three base units and two wall units, low flush w.c,

### First floor landing

3.64m max 0.85m min x 2.03m max 0.75m min (11'11" max 2'9" min x 6'8" max 2'6" min)

### Bedroom 1 (front)

4.78m max 3.59m min x 3.67m max 0.95m min (15'8" max 11'9" min x 12'max 3'1" min)

Having UPVC double glazed window, fitted luxury wardrobes, central heating radiator, power points.

### Bedroom 2 (rear) 9'4" x 9'4" (2.85 x 2.85)

Having UPVC double glazed window, polished wooden floor, central heating radiator, down lights to ceiling, power points.

### Bathroom (rear) 6'6" x 6'1" (1.99 x 1.85)

Having obscure double glazed window, full suite in white comprising panelled bath with electric shower, pedestal wash hand basin, low flush w.c, ceramic tiled floor, central heating radiator.

### Outside

Having pleasant front garden with three to four car driveway leading to further secure parking to rear.

Established rear garden some 150ft in length.

### Detached garage 21'0" x 10'0" (6.39 x 3.05)

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### Work shop

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### Summer house

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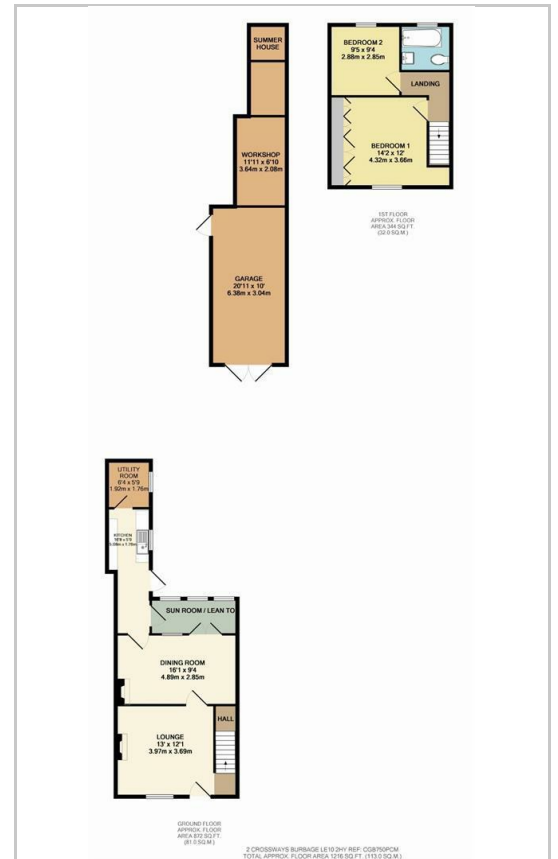
### General information

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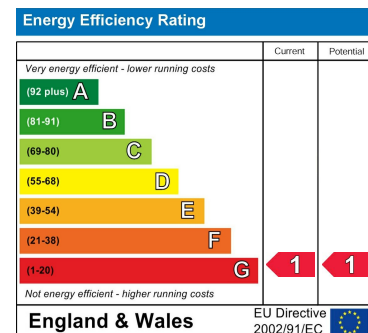
## Area Map



## Floor Plans



## Energy Efficiency Graph



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