



26 Woodbank

Burbage, Hinckley, LE10 2BY

Offers In The Region Of £245,000



A show standard 3 bedroom extended house maintained to highest standard. The property has the benefit of gas central heating (condensing combination boiler) , PVCu double glazing, modern kitchen, shower room /wc, utility room, 3 good sized bedrooms, modern shower room, 2 to 3 car driveway, enclosed rear garden.

The property is located within reasonable distance of all local amenities, local schools, regular transport services and shops. Ideally located for commuting to a major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN.



Attractive lounge (front). 17'6" (max) x 12'4" (max). (5.35 (max) x 3.78 (max).)
Staircase with spindled balustrade, laminate floor, obscure PVCu double glazed door, PVCu double glazed window, coving and radiator.

Attractive dining room (rear) 12'5" x 7'9" (3.80 x 2.37)
PVCu double glazed French doors, radiator and laminate floor.

Modern kitchen (rear). 11'7" (max) x 4'0" (min). (3.54 (max) x 1.23 (min).)
Feature composite sink, range of attractive base and wall units (7 base and 3 wall), associated work surfaces, PVCu double glazed window, a wall mounted fan assisted gas fired Condensing Combination Glow Worm Energy 30C boiler, split level ceramic hob, electric (fan assisted) oven, extractor hood, ceramic wall tiling and coving.

Utility room (side) 12'5" (max) x 7'10" (max). (3.79 (max) x 2.39 (max).)
Stainless steel sink, 1 base unit, associated work surface, downlights to the ceiling and ceramic tiling.

Modern shower room (side). Fully tiled. 7'7" x 3'11", (2.32 x 1.20,)
Suite in white, double shower cubicle with mixer shower, low flush wc and ceramic tiled floor,

Conservatory (rear). 10'6" x 8'1". (3.21 x 2.47.)
PVCu double glazed French doors, PVCu double glazed windows and double glazed p[olycarbonate roof.

First floor landing. 9'3" (max) x 5'9" (max). (2.84 (max) x 1.76 (max).)
Roof void access and smoke alarm.

Bedroom 1 (front). 12'1" (max) x 11'5" (max). (3.70 (max) x 3.49 (max).)
Twin PVCu double glazed windows, radiator and fitted cupboard.

Bedroom 2 (front). 10'4" x 7'11". (3.16 x 2.42.)
PVCu double glazed window, radiator and storage to eaves.

Bedroom 3 (rear). 9'10" x 6'7". (3.00 x 2.02.)
PVCu double glazed window and radiator.

Modern shower room (rear). Fully tiled. 6'10" x 5'8". (2.09 x 1.73.)
Suite in white, fitted shower cubicle with mixer shower with rainfall head, wash hand basin in vanity, chrome ladder style radiator, down lights tom the ceiling, ceramic tiled floor and PVCu double glazed window.

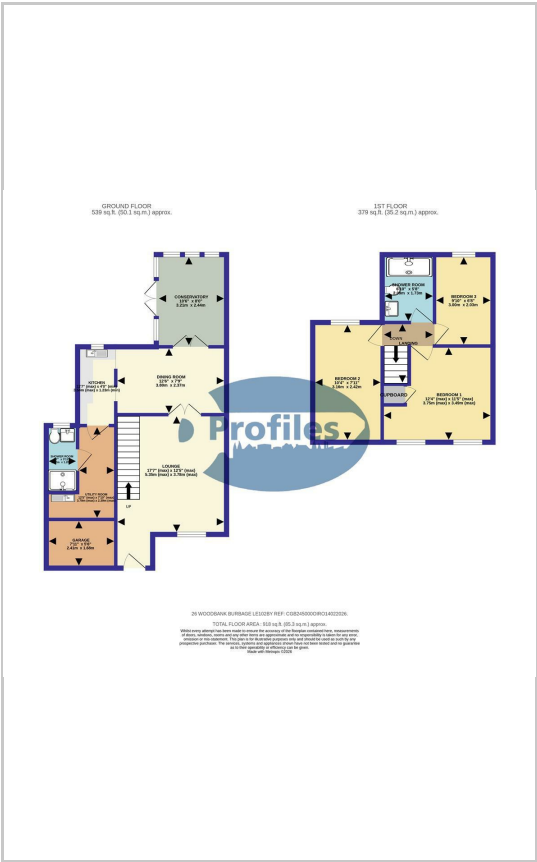
Outside.
Block paved driveway and gravelled side area with parking for 2 to 3 cars.

Enclosed low maintenance rear garden

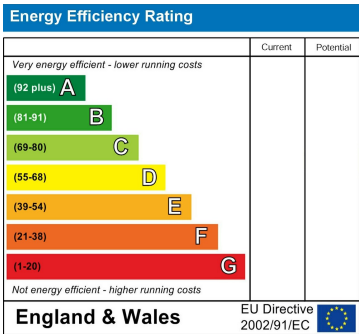
Area Map



Floor Plans



Energy Efficiency Graph



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