



137 Coventry Road

Burbage, Hinckley, LE10 2HW

Offers In The Region Of £375,000



A spacious, bespoke designed, family detached bungalow, the property has the benefit of gas central heating, PVCu double glazing, 2 double bedrooms, spacious breakfast kitchen/dining room, attractive lounge, bathroom, separate wc, utility room, integral garage, spacious roof void with potential to extend subject to local authority approvals (purlin rafter construction), established rear garden with an orchard beyond, attractive lawned front garden with tarmac driveway, post built cavity wall insulation and PVCu fascia boards.

The property is situated in one of Burbage's most sought after locations, close to all local amenities, whilst being within commuting distance of all major road links, such as the M69, M1, M6 and A5.

MUST BE VIEWED.

NO CHAIN.



Fully enclosed side porch. 5'11" x 2'9". (1.81 x 0.84.)

Terrazzo tiled floor and twin glazed doors.

Spacious reception hall. 14'9" (max) x 12'11" (max). (4.50 (max) x 3.95 (max).)

Radiator, roof void access leading to a boarded spacious roof void via retractable wooden ladder (floor /ceiling height some 2.48m) and coving.

Bedroom 2 (front). 12'9"x 10'11" (3.91x 3.33)

Fitted twin single wardrobes, wall units, double glazed window and radiator.

Bedroom 1 (front). 13'3" x 11'9". (4.05 x 3.60.)

Fitted double wardrobe, dressing table, radiator, double glazed window and twin bed base units.

Spacious Breakfast kitchen (rear). 19'4" (max) x 13'10". (5.91 (max) x 4.24.)

Stainless steel sink, range of base and wall units (9 base and 3 wall), associated work surfaces, integral breakfast bar, terrazzo tiled floor, obscure PVCU double glazed door, PVCU double glazed window, radiators and integral shelving,

Utility room (side). 9'6" x 4'8". (2.91 x 1.43.)

Terrazzo tiled floor, stainless steel sink, 2 base units, obscure side window and radiator.

Bathroom (side). 9'8" x 6'2". (2.95 x 1.89.)

Panel bath, wash hand basin, separate shower cubicle with a mixer shower, radiator, obscure PVCu double glazed window and ceramic wall tiling.

Separate WC. 6'2" x 2'8". (1.90 x 0.82.)

Obscure glazed window and low flush wc.

Rear canopy porch. 3'2" x 3'1" (0.97 x 0.95)

Outside.

Front garden with lawn, tarmacadam driveway and gated side access.

Established rear garden some 60' in depth a further orchard garden some 65'm in depth with mature fruit trees

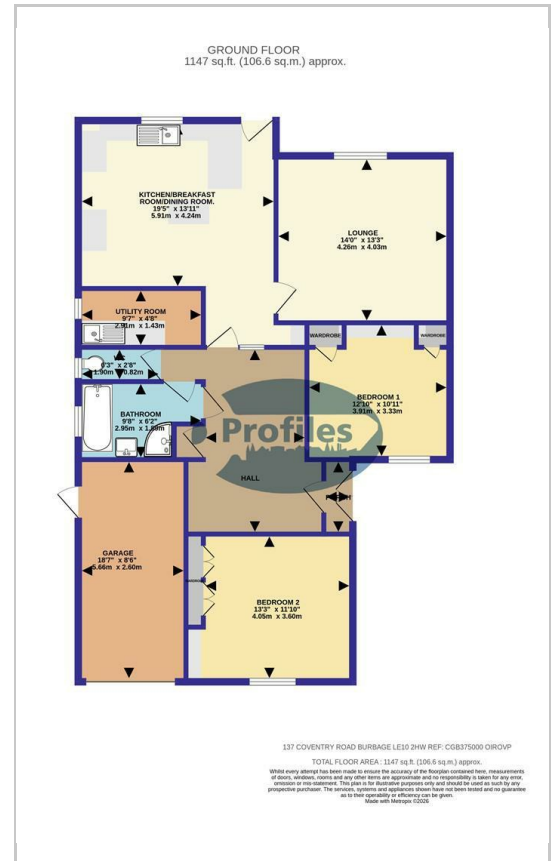
Garage. 18'6" x 8'6". (5.66 x 2.60.)

Up and over front door, side door power and light points.

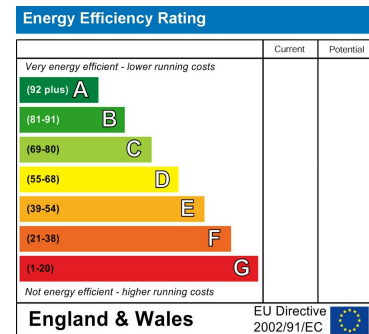
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.