



22 Flanders Close

Burbage, Hinckley, LE10 2FN

Offers In The Region Of £450,000



An immaculately presented, show standard, 4 double bedroom, 2 bathroom executive style family detached house occupying secluded prestigious location at the head of a quiet cul de sac. The property was constructed in 2019 by the reputable 'Redrow Homes' in the 'Shaftesbury' design and has the remainder period of the usual NHBC guarantee or similar 'New Build' warranty period. The property has been maintained to the highest standard and incorporates many expensive and unique fittings.

Addition benefits of gas central heating (condensing regular boiler), PVCu double glazing, magnificent through lounge with fitted wall cupboards and desk, luxurious fully fitted breakfast kitchen /dining room, utility room guest cloakroom, spacious reception hall, bedroom 1 with fitted wardrobes and ensuite shower, luxury bathroom with full suite and shower, PVCu fascia and soffit boards, detached garage, 3 car driveway, enclosed rear garden, private shared driveway etc.

Ideally located within easy reach of local amenities and accessible for commuting to all major road links such as the A5, M69, M1 and M6.



Canopy porch,
Outside light point.

Reception hall. 12'6" x 6'9". (3.82 x 2.06.)
Staircase with feature spindle balustrade, radiator, mains smoke alarm, understairs cupboard and obscure composite double glazed front door.

Magnificent through lounge. (dual aspect) 20'11" x 12'1". (6.38 x 3.70.)
PVCu double glazed side windows and an additional PVCu window to the front elevation, radiators, media wall with fitted tall luxury cupboards, base draws and fitted desk

Guest cloakroom. 6'5" x 3'3". (1.97 x 1.00.)
Suite in white, wash hand basin, low flush wc, LVT floor, radiator and extractor fan.

Utility room (rear). 6'5" x 5'9". (1.96 x 1.76.)
Recessed sink, work surface, 2 base units finished in matt grey, LVT floor, composite obscure double glazed side door, plumbing for a washing machine, extractor fan, fitted shelving and a wall mounted gas fired condensing regular boiler (Greenstar R1)

Luxury fitted breakfast kitchen/ dining room (thro 25'7" x 11'8". (7.81 x 3.57.)
Shaker style fitted kitchen with quartz work surfaces and centre island with quartz work surface, recessed sink, range of attractive base and wall units finished in cashmere, double pantry, pan drawers, PVCu double glazed french doors, PVCu double glazed window to the front and side elevations, fitted integrated fridge, freezer, dishwasher, split level induction hob, electric (fan assisted) oven, extractor hood, LVT floor and downlights to the ceiling.,

First floor landing. 16'2" (max) x 10'1" (max). (4.95 (max) x 3.08 (max).)
PVCu double glazed window, double airing cupboard with encased cylinder, roof void access hatch and radiator.

Bedroom 1 (rear). 12'1" x 11'8". (3.70 x 3.58.)
Fitted luxury wardrobes, (2 double and a single), fitted dressing table, radiator and a PVCu double glazed window,

En-suite shower room (rear). 7'10" x 4'6". (2.39 x 1.38.)
Suite in white, fitted infinity walkin double shower cubicle with mixer shower, wash hand basin, low flush wc, LVT floor, obscure PVCu double glazed window, chrome ladder style radiator, shaver point and downlights to the ceiling.

Bedroom 2 (front). (dual aspect). 12'1" x 9'2". (3.70 x 2.81.)
PVCu double glazed winows to the front and side elevations and radiator.,

Bedroom 3 (rear). 11'8" x 9'8". (3.57 x 2.95.)
PVCu double glazed window and radiator.

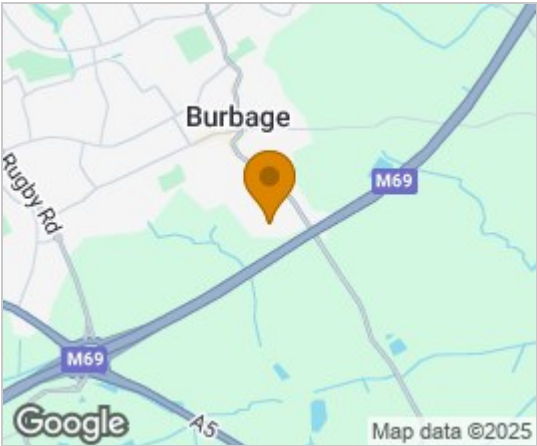
Bedroom 4 (side). 11'6" x 8'9". (3.53 x 2.67.)
PVCu double glazed side window and radiator.

Modern bathroom (side). 8'1" x 6'7" (min). (2.48 x 2.01 (min).)
Full suite in white, panelled bath with mixer shower and side screen, wash hand basin, low flush wc, LVT floor, obscure PVCu double glazed window, chrome ladder style radiator, extractor fan, downlights to the ceiling, extractor fan and shaver point.

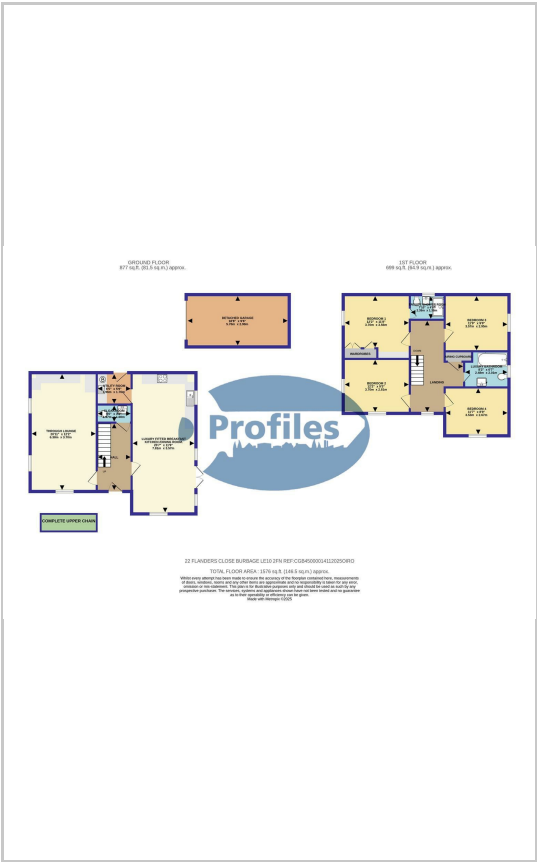
Outside.
Open plan fore garde.
Enclosed side garden with lawn.
Private shared driveway leading to a detached garage and tandem tarmacadam driveway with parking for 2 cars.

Detached garage. 18'8" x 9'6" (5.7 x 2.9)
With up and over door.

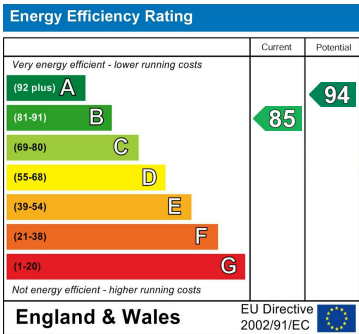
Area Map



Floor Plans



Energy Efficiency Graph



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