



26 Lupin Close

Burbage, Hinckley, LE10 2UJ

Offers In The Region Of £359,950



An immaculately presented 3 bedroom family detached bungalow located at the head of a quiet cul de sac in a popular and sought after location. The property has the additional benefits of gas central heating (condensing combination) boiler, PVCu double glazing, cavity wall insulation, landscaped rear garden, block paved front garden, luxury shower room, modern breakfast kitchen, conservatory, larger than average garage and block paved driveway with parking for several cars.

The bungalow is located close to local amenities and accessible for commuting to all major road links, such as the A5, M69, M6 and M1.

MUST BE VIEWED.



Recessed porch.

Reception hall. 16'6" (max) x 7'7" (max). (5.05 (max) x 2.32 (max).)

Composite double glazed door, obscure adjacent PVCu double glazed windows, laminate floor, smoke alarm, roof void access hatch leading to a partially boarded roof void and approached via a retractable aluminium ladder

Attractive lounge (front). 16'4" (max) x 14'4" (max). (5.00 (max) x 4.38 (max).)

PVCu double glazed bay window, radiators, feature electric fire in an attractive surround with raised hearth and coving.

Luxury shower room (side). 9'1" x 7'1". (2.78 x 2.18.)

Suite in white, fitted double infinity shower with mixer shower and side glazed screen, wash hand basin, low flush wc, ceramic wall tiling, obscure PVCu double glazed side window, radiator, ceramic wall tiling and double linen cupboard.

Modern breakfast kitchen (rear). 11'9" x 10'7". (3.59 x 3.23.)

Stainless steel sink unit, range of base and wall units (9 base and 13 wall) finished in matt white, contrasting work surfaces, with under lighting, split level ceramic hob, electric (fan assisted) oven, extractor hood, fitted dishwasher, fitted fridge, fitted freezer, fitted washing machine, radiator, PVCu double glazed window, PVCu double glazed door and ceramic wall tiling.

Conservatory (rear). 13'6" x 10'11". (4.13 x 3.33.)

Multi pitched double glazed multi pitched room, twin PVCu double glazed patio doors, laminate floor and PVCu double glazed side door.

Bedroom 1 (rear). 11'10" x 9'8". (3.61 x 2.96.)

Fitted triple fitted wardrobes, radiator and PVCu double glazed door.

Bedroom 2 (front). 10'9" x 8'10". (3.28 x 2.71.)

PVCu double glazed window and radiator.

Bedroom 3 (rear). 8'10" x 7'7". (2.71 x 2.32.)

PVCu double glazed window, radiator and laminate floor.

Outside

Low maintenance front garden,

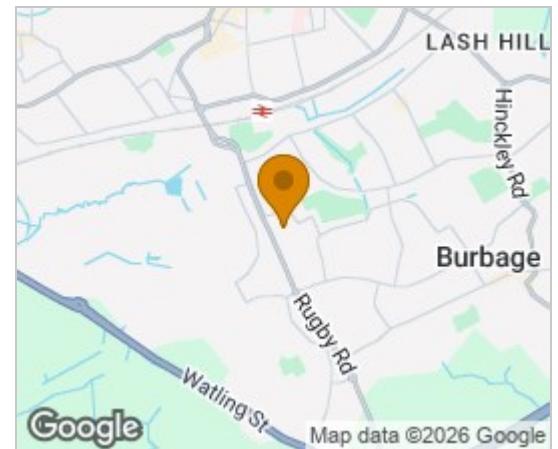
Side driveway

Enclosed landscape rear garden, establish lawn, gated side access, water tap and external power points.

Detached larger than average garage. 17'4" x 15'5". (5.30 x 4.71.)

Up and over electric door and PVCu side door.

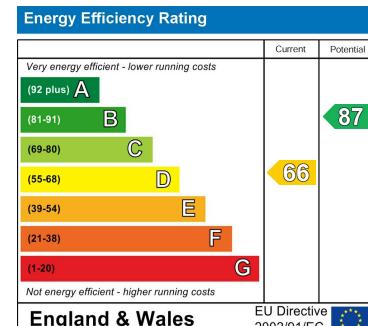
Area Map



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.