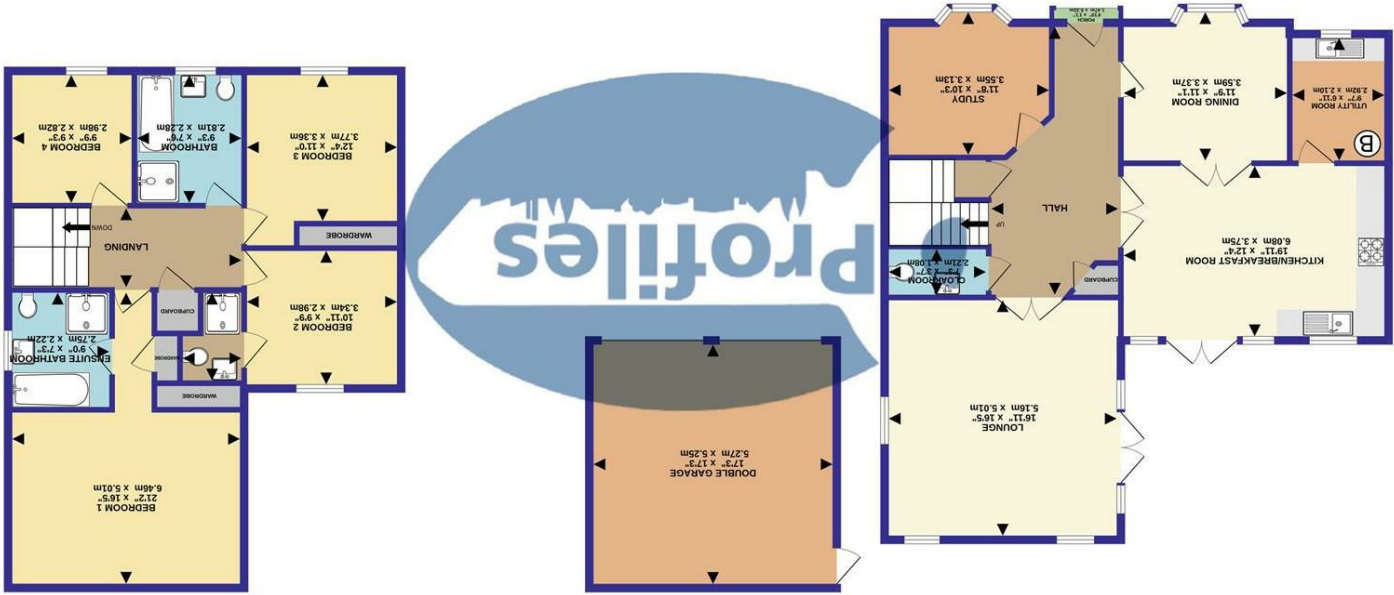


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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42A BRITANNIA ROAD BURBAGE LE10 2HF REF: CGB170220236500000IRO

TOTAL FLOOR AREA: 2144 sq.ft. (199.1 sq.m.) approx.



GROUND FLOOR (121.5 sq.m.) approx.

1ST FLOOR (77.7 sq.m.) approx.

PROPERTY MISCDESCRIPTIONS ACT 1991
Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller, therefore the buyer must assume the information given is incorrect. Neither has Profiles Estate Agents checked the legal documentation to verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors.
The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.
MISCDESCRIPTIONS ACT 1967
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.

42a Britannia Road, Hinckley, LE10 2HF

Offers in Excess Of £600,000

A truly exceptional show standard, 4 bedroom, 3 bathroom family detached house occupying a secluded position and approached via a shared private driveway and is one of three executive houses. The property was constructed in 2016 by the reputable 'Bellway' Homes' in the 'Diseworth' design and has the remaining period of the usual NHBG guarantee or similar 'New Build' warranty. Additional benefits of gas central heating (condensing boiler), PVCu double glazing, intruder alarm, water meter and water softener), double garage, picturesque rear garden and photovoltaic panels with feeder tariff (included within the freehold title),

The property is within walking distance of Burbage village, the 'Horsepool' and local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M1 and M11.



Separate dining room (front)

Walkin PVCu double glazed bay window and double radiator.



Magnificent lounge (rear)

11'7" x 10'3" (into bay)
Walkin PVCu double glazed bay window and double radiator.

Outside

Full suite in white, panel bath, wash hand basin, low flush wc, fitted double shower cubicle with chrome mixer shower, obscure PVCu double glazed side window and radiator.

Picturesque south westerly facing rear garden, established lawn, patio, security light, water tap and side gated access.



Double detached garage

17'3" x 17'2"



Utility room (front)

PVCu double glazed window, stainless steel sink unit, range of base and wall units (5 base and 3 wall), associated work surface, radiator, polished ceramic tiled floor, wall mounted gas fired condensing boiler (Ideal Logic Heat 18), roof void access hatch and plumbing for a washing

Luxurious fitted breakfast kitchen (rear)

11'0" x 9'9" PVCu double glazed window, radiator, fitted luxury wardrobes, twin double and single wardrobes

Bedroom 2 (rear)

Full suite in white, panel bath, wash hand basin, low flush wc, fitted separate double shower, obscure PVCu double glazed side window and radiator.

En suite bathroom (side)

En suite bathroom (side) 9'0" x 7'3"

Bedroom 2 (rear)

11'0" x 9'9"

Ensuite Shower (side)

9.9" x 9.9" fitted double shower cubicle with mixer shower, wash hand basin, low flush wc, ceramic tiling,

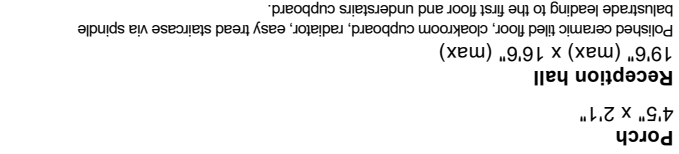
Bedroom 3 (front)

12'4" (max) x 11'0" (max)
PVCu double glazed window and radiator.

Bedroom 4 (front)

9'9" x 9'3" PVCu double glazed window and radiator.

wardrobes and PVCu double glazed windows and radiator.



balustrade leading to the first floor and understairs cupboard.