



## 2 Crossways

, Burbage, LE10 2HY

Offers In The Region Of £300,000



A tasteful decorated, two double bed roomed, cottage style property, ideally located in one of Burbage's most sought after locations. The property has the additional benefits of gas central heating, PVCu double glazing, two reception rooms, modern kitchen, utility room, cloakroom, modern bathroom with shower, front garden with driveway, further secured rear parking, detached garage, outbuildings and established rear garden some 150' in length.

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

MUST BE VIEWED.



### Reception hall 3'1" x 2'6" (0.93 x 0.77)

Having ceramic tiled floor and hardwood door,

### Attractive lounge (front) 16'1" (max) x 12'1" (4.92 (max) x 3.70)

Multi fuel room burner, PVCu double glazed window, wooden flooring, staircase to first floor, under stairs cupboard and radiator

### Dining room (rear) 9'6" x 9'4" (2.89 x 2.85)

Feature fireplace in an attractive surround, twin French doors, wooden flooring, obscure UPVC double glazed side window and radiator,

### Study/veranda (rear) 12'1" x 5'0" (3.69 x 1.53)

PVCu double glazed and rear door.

### Galley kitchen 16'7" (max) x 5'9" (max) (5.07 (max) x 1.76 (max))

Terrazzo tiled floor, stainless steel sink unit, range of attractive base and wall units (six base unit and one wall), associated work surfaces and integral breakfast bar, PVCu double glazed window and radiator.

### Utility room (rear) 7'8" x 6'4" (2.33 x 1.92)

Obscure UPVC double glazed window, plumbing for washing machine, radiator, three base units and two wall units.

### Cloakroom (rear). 3'3" x 3'2" (1.01 x 0.99)

Wash hand basin and low flush wc.

### First floor landing 11'11" (max) x 6'7" (max). (3.64 (max) x 2.03 (max).)

### Bedroom 1 (front) 16'0" (max) x 12'0" (max) (4.89 (max) x 3.68 (max))

PVCu double glazed window, fitted full length wardrobes (3 double and 1 single) and radiators,

### Bedroom 2 (rear) 9'4" x 9'4" (2.85 x 2.85)

PVCu double glazed window, radiator and down lights to ceiling.

### Bathroom (rear) 6'6" x 6'1" (1.99 x 1.85)

Obscure double glazed window, full suite in white comprising panelled bath with electric shower, pedestal wash hand basin, low flush w.c., ceramic wall tiling and radiator.

### Outside

Having pleasant front garden with three to four car driveway leading to further secure parking to rear.

Established rear garden some 150ft in length.

### Detached garage 21'0" x 10'0" (6.39 x 3.05)

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### Work shop

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### Summer house

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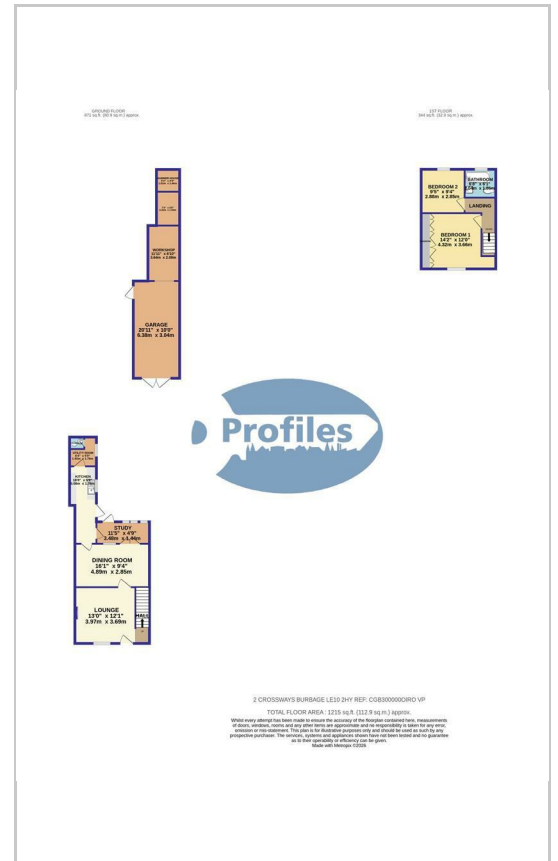
### General information

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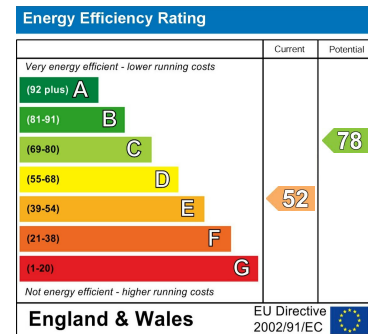
## Area Map



## Floor Plans



## Energy Efficiency Graph



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