



# 312 Rugby Road

, Burbage, LE10 2NP

Offers In The Region Of £415,000



A deceptively spacious, show standard, immaculately presented, 4 bedroom, 2 bathroom family detached house. The property has the additional benefits of open plan living inclusive of a magnificent 'shaker style' master class fitted breakfast kitchen and spacious through lounge, dining room /play room, modern shower room, utility room, luxury bathroom, gas central heating (condensing boiler), PVCu double glazing, three car block paved driveway, landscaped rear garden with porcelain patio, attractive front garden, garage and cavity wall insulation.

The property ideally located in one of Burbage's most popular and sought after locations, close to local amenities and accessible for commuting to all major road networks such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



### Reception hall 15'2" x 5'3" (4.64 x 1.61)

Staircase with spindled balustrade, radiator, attractive wall panelling and composite double glazed door with an adjacent double glazed window.

### Attractive dining room / play room (front) 12'0" x 7'11" (3.66 x 2.42)

PVCu double glazed window, understairs cupboard, radiator and coving.

### Luxury 'shaker styled' breakfast kitchen. 14'10" (max) x 9'10" (max) (4.53 (max) x 3.01 (max))

Feature composite sink unit, range of attractive base and wall units inclusive of pan drawers, finished in navy blue and pebble grey respectively, polished quartz work surfaces and breakfast bar, split level induction hob, electric (fan assisted) oven with integral microwave, extractor hood, integrated fridge and freezer, LVT floor, ladder style radiator, downlights to the ceiling, PVCu double glazed window, and a wall mounted fan assisted gas fired condensing combination gas fired boiler (Ideal Vouge C32).

### Spacious lounge 20'11" x 11'5" (6.38 x 3.49)

PVCu double glazed window, adonised aluminium double glazed bi folding doors, radiator and LVT floor.

### Utility room (rear) 7'9" x 6'0". (2.38 x 1.85.)

LVT floor, ladder style radiator, radiator, PVCu double glazed door, plumbing for washing machine and downlights to the ceiling.

### Luxury shower room (rear) 7'9" x 4'6" (2.38 x 1.38)

Suite in white, walk in infinity mixer shower with rain fall shower head and side glazed screen, wash hand basin in vanity and low flush wc with concealed cistern, extractor fan, ladder styled radiator with integrated towel rail and ceramic wall tiling,

### Landing 14'11" (max) x 5'11" (max) (4.55 (max) x 1.81 (max))

PVCu double glazed side window, radiator, roof void access and smoke detector.

### Modern luxury bathroom (rear) 7'5" x 6'4" (2.28 x 1.94)

Full suite in white, panel bath with mixer shower, wash hand basin and vanity unit with base doors, low flush wc, ladder style central heating radiator and PVCu double glazed window.

### Bedroom 1 (front) 13'10" x 10'6" (4.23 x 3.22)

PVCu double glazed window and radiator,

### Bedroom 2 (rear) 10'2" x 10'1" (3.11 x 3.07)

PVCu double glazed window and radiator.

### Bedroom 3 (front) 10'1" x 9'10"; 36'1" (3.08 x 3.;11)

PVCu double glazed window and radiator.

### Bedroom 4 (rear) 8'5" (max) x 7'5" (2.59 (max) x 2.27)

PVCu double glazed window, radiator and fitted twin double wardrobes.

### Outside

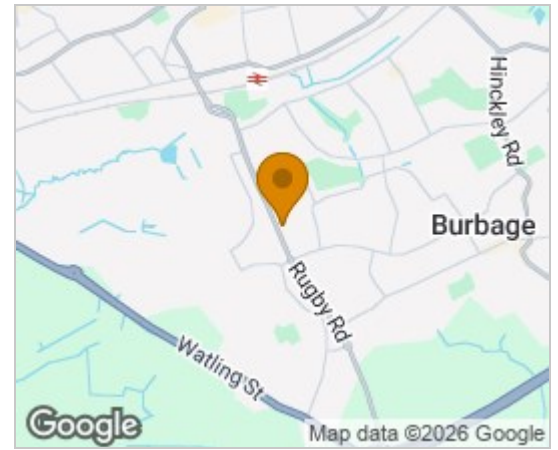
Front garden with double width block paved driveway and parking for up to three cars.

Enclosed landscaped picturesque rear garden, tiered feature porcelain patio, pergola, gated side access, water tap and established lawn.

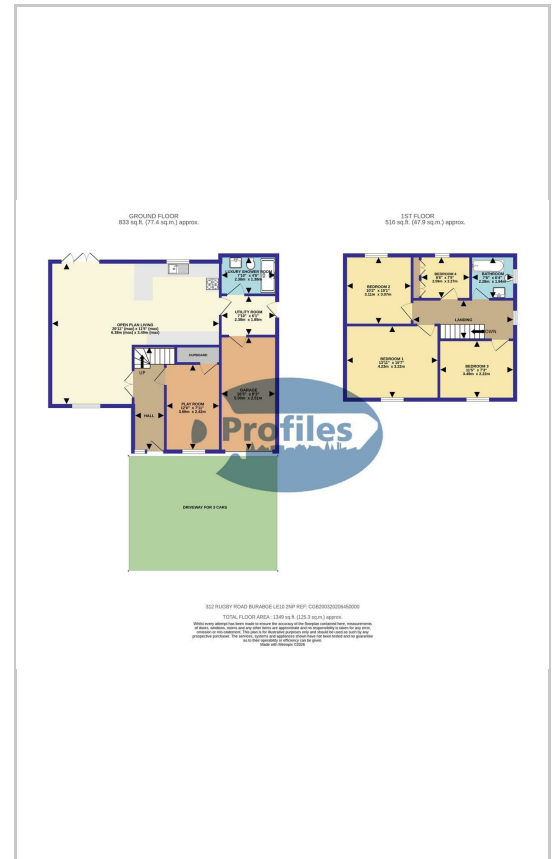
### Garage 16'4" x 8'2" (5.00 x 2.51)

With crocodile style (roller /shutter) electrically operated up and over door, roof void, storage space and internal door to the utility room.

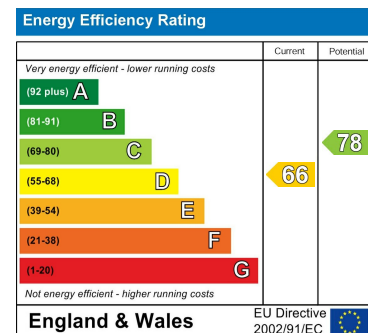
## Area Map



## Floor Plans



## Energy Efficiency Graph



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28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>