



## 54 Hinckley Road

, Burbage, LE10 2AQ

Offers In The Region Of £185,000



A deceptively spacious, tastefully decorated, well appointed, cottage style, two bed roomed inner terraced property having the benefit of UPVC double glazing, gas fired central heating, must be viewed. NEWLY FITTED BOILER.



## Spacious through lounge/dining room 25'3" x 11'1" (7.7 x 3.39)

Having live open gas fire in Adam style surround with raised marble hearth, UPVC double glazed picture window, UPVC double glazed bay window, central heating radiators, coving, easy tread staircase to first floor via spindle balustrade, power points.

## Modern luxury galley kitchen (rear) 13'7" x 5'5" (4.15 x 1.64)

Having moulded sink unit, range of base and wall units comprising of six base units and six wall units (one wall unit with glazed display front), bevel edged work surfaces, UPVC double glazed windows to rear and side, ceramic tiled floor, split level gas hob, electric double oven (fan assisted) extractor hood, power points, hot and cold plumbing for washing machine.

### First floor landing

4.29m max 0.57m min x 2.39m max 0.95m min (14'1" max 1'10" min x 7'10" max 3'1" min)

Having roof void access.

### Bedroom 1 (front) 11'6" x 11'0" (3.5 x 3.35)

Having central heating radiator, UPVC double glazed picture window, coving, textured ceiling.

### Bedroom 2 (rear) 11'1" x 7'8" (3.37 x 2.33)

Having central heating radiator, UPVC double glazed picture window, fitted cupboard, coving, fitted cupboard with wall mounted gas fired central heating Valiant boiler.

### Modern bathroom (rear) 8'8" x 5'5" (2.64 x 1.66)

Having full colour suite comprising of panelled bath with chrome mixer shower, pedestal wash hand basin, low flush w.c, central heating radiator, ceramic wall tiling, obscure UPVC double glazed window

### Outside

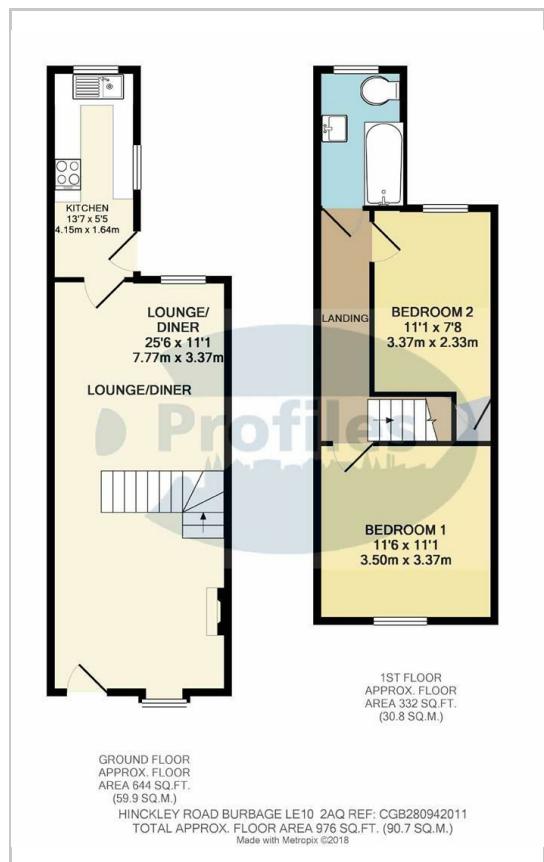
Having larger than average rear garden with patio area, garden shed, water tap, pedestrian access.

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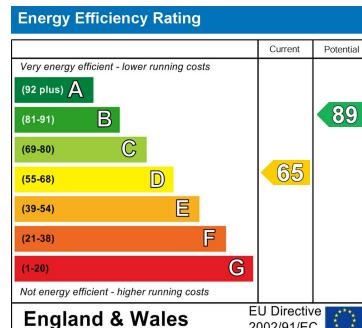
## Area Map



## Floor Plans



## Energy Efficiency Graph



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