



## 6a Amber Way

Burbage, Hinckley, LE10 2LG

Offers In The Region Of £135,000



A modern ground floor spacious two bedroomeed, two bathroommed flat constructed in 2017. by Redrow Homes who are members of the NHBC. The property has additional benefits of gas central heating (condensing combination boiler), UPVC double glazing, bedroom 1 with en suite shower, modern bathroom , open living lounge dining/kitchen, two allocated car parking spaces, NO CHAIN, ideally located close to all local amenities and accessible for commuting to all major roads links such as the A5, M69, M1 and M6.



## Reception Hall 18'0" x 3'11" (5.51 x 1.21)

Having security intercom, radiator, mains smoke alarm.

## Lounge/Dining Room/Fitted Kitchen (front) 20'10" max x 12'0" max (6.36 max x 3.67 max)

Stainless steel sink unit, five base and three wall units finished in White, contrasting work surfaces, wall mounted gas fired condensing combination boiler (Ideal Logic Combi ESP 1-35), split level gas hob, electric fan assisted oven and extractor hood, plumbing for washing machine, PVCu double glazed window, twin UPVC double glazed French doors, radiator, LVT floor.

## Bedroom 1 (rear) 12'2" x 8'8" (3.73 x 2.65)

Having PVCu double glazed window, radiator, LVT floor.

## En Suite Shower 7'4" max x 5'1" max (2.26 max x 1.55 max)

Having suite in White comprising of fitted shower cubicle with mixer shower, wash hand basin, low level flush wc, radiator, obscure UPVC double glazed window.

## Bedroom 2 (front) 11'2" x 8'2" (3.42 x 2.51)

Having PVCu double glazed window, radiator.

## Bathroom (side) 6'8" x 5'10" (2.05 x 1.79)

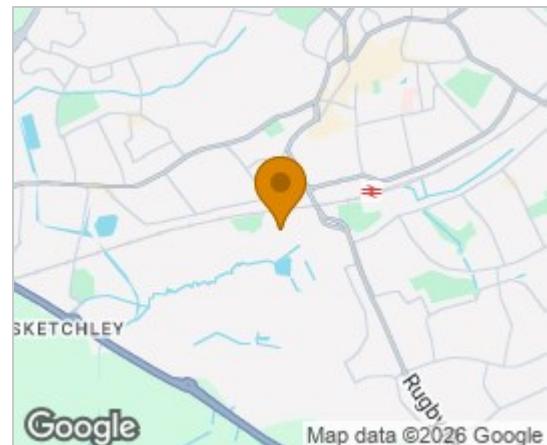
Having suite in White comprising of panelled bath, wash hand basin, low level flush wc, obscure PVCu double glazed window, radiator.

## Outside

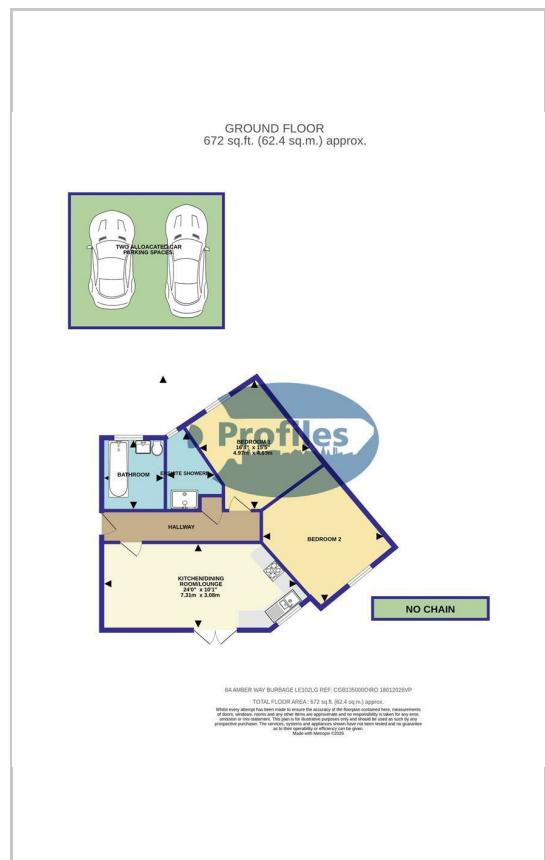
### Communal Gardens

### Two Allocated Car Parking Spaces

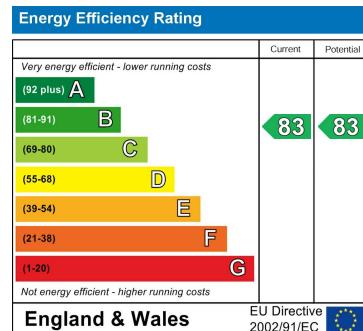
## Area Map



## Floor Plans



## Energy Efficiency Graph



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