



33 Sapcote Road

Burbage, Hinckley, LE10 2AS

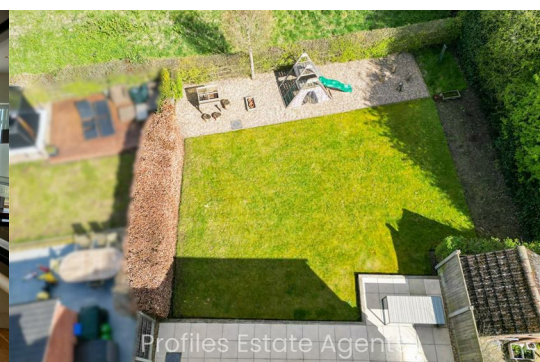
Offers In The Region Of £585,000



A stunning, modern, 4 bedroom, 3 bathroom, detached family home forming part of a select and informal development comprising of six quality detached houses known as the 'The Old Dairy'. The property was constructed in 2013 by the distinguished Evans Heritage Developments who are members of the NHBC in the 'Langton' design. The property occupies a generously sized prime and secluded position over looking rural countryside to the rear.

The immaculately presented accommodation features two reception rooms, study, utility room, guest cloakroom, magnificent luxurious fully fitted breakfast kitchen, meticulously maintained landscaped gardens, block paved driveway, parking for 3 cars and detached double garage with alarm.

Additional benefits of gas central heating - dual zoned (condensing regular boiler), PVCu triple glazing, open views to the rear, private shared driveway, engineer oak floors, oak stair case with spindle balustrade, intruder alarm, water meter, smart home ready cat 6 and virgin wide,



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Canopy porch. 5'0" x 4'9" (1.54 x 1.45)
With vaulted oak beamed ceiling and outside light point.

Reception hall. 17'1" (max) x 15'5" (max) (5.23 (max) x 4.72 (max))
Engineered oak floor, easy tread stair case with oak spindled balustrade together with feature glass inserts, under stairs cupboard with severer modem, down lights to the ceiling, triple glazed PVCu window, composite double glazed door and mains smoke alarm.

Guest cloakroom. 5'2" x 4'0" (1.59 x 1.24)
Suite in white, wash hand basin, low flush wc, chrome ladder style radiator, extractor fan and travertine tiled floor.

Dining room (front). (Dual aspect). 14'0" x 13'0" (4.28 x 3.97)
Engineered oak floor, radiator , down lights to the ceiling and PVCu triple glazed windows to the front and side elevations.

Study (front). 9'8" x 6'7" (2.96 x 2.03)
Engineered oak floor, radiator and PVCu triple glazed window.

Attractive lounge (rear). 18'0" x 11'11" (5.50 x 3.65)
Engineered oak floor, triple glazed PVCu French doors, adjacent triple glazed windows, down lights to the ceiling, radiator, virgin media point, 8 cat 6 points and tv aerial point.

Luxury fully fitted breakfast kitchen (rear). 16'4" x 14'2" (5.00 x 4.33)
Stainless steel sink unit, range of attractive base and wall units (7 base, pan drawers and 3 wall) finished in 'high gloss white', contrasting solid polished quartz work surfaces with integrated breakfast bar, split level ceramic hob, double electric (fan assisted) oven, combi microwave, extractor hood (ducted), integrated fridge and freezer, fitted dishwasher, tall cupboard, travertine tiled floor, triple glazed French doors and adjacent triple glazed side windows, down lights to the ceiling and radiator.

Utility room (side). 6'2" x 5'6" (1.89 x 1.70)
PVCu triple glazed side door, travertine tiled floor, radiator, extractor fan, stainless steel sink unit, range of base and wall units (2 base and 2 wall) finished in ' high gloss white', plumbing for a washing machine and a wall mounted fan assisted condensing regular gas fired boiler (Ideal Logic System 18).

Halve landing.
With triple glazed PVCu side window.

First floor landing. 18'8" (max) x 15'7" (max) (5.69 (max) x 4.77 (max))
Roof void access with wooden retractable ladder, airing cupboard and mains smoke alarm.

Bedroom1 (rear). 13'10" x 13'7". (4.24 x 4.16.)
PVCu triple glazed window and radiator.

En-suite shower (fully tiled). 7'10" x 4'5" (2.39 x 1.37)
Suite in white, fitted shower cubicle with a chrome mixer shower and twin glazed doors, wash hand basin, low flush wc, chrome ladder style radiator, extractor fan and down lights to the ceiling.

Bedroom 2 (rear). 14'2" x 9'10" (4.32 x 3.01)
PVCu triple glazed window and radiator.

En-suite shower (side). 8'3" x 3'8" (2.53 x 1.12)
Suite in white, fitted fully tiled shower cubicle with a chrome mixer shower and twin glazed doors, wash hand basin, low flush wc, extractor fan, shaver point, extractor fan, down lights to the ceiling and chrome ladder style radiator.

Bedroom 3 (front). 11'4" x 11'0" (3.47 x 3.37)
Fitted triple wardrobes, radiator and PVCu triple glazed window.

Bedroom 4 (front). 11'6" x 10'9" (3.51 x 3.29)
PVCu triple glazed window and radiator.

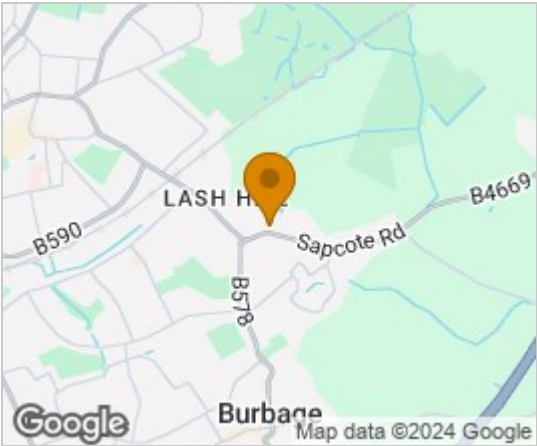
Modern bathroom (side). 8'4" x 8'1" (2.55 x 2.48)
Full suite in white, panel bath with oak panel and chrome mixer shower and side glazed screen, dual flush wc, wash hand basin, obscure triple glazed window, chrome ladder style radiator and extractor fan.

Outside
Front garden with 3 car block paved driveway, lawn, external power points and side paved path with water tap and gated acces to the rear garden.

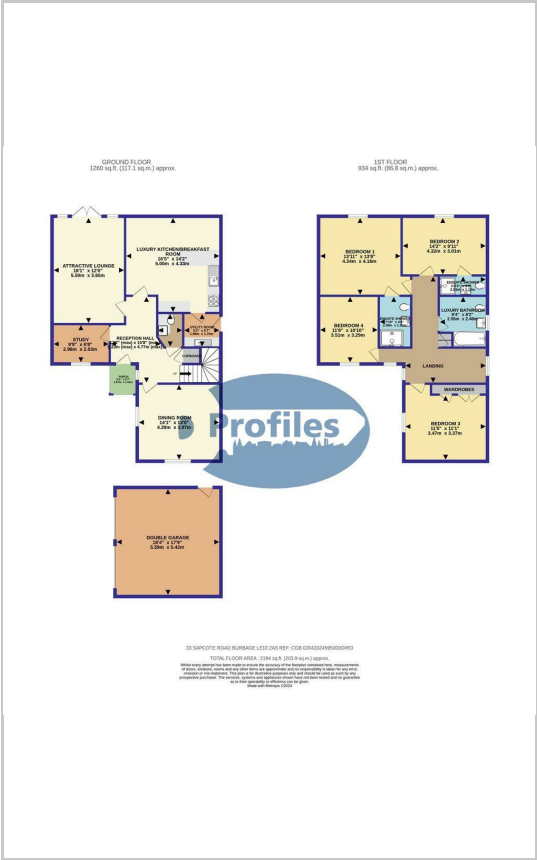
Enclosed landscaped rear garden with paved patio, established lawn, gravel swale , water tap, external power points and open views.

Double detached garage. 18'4" x 17'9" (5.59 x 5.42)
With plaster ceiling, twin up aqnd over doors, power and light points, cat 6 network, alarm, access hatch leading to board roof space via retractable wooden ladder.

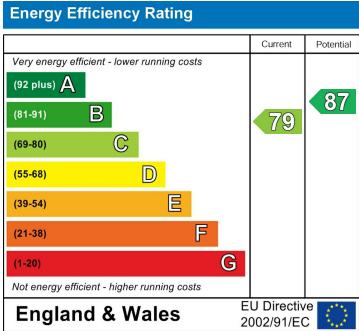
Area Map



Floor Plans



Energy Efficiency Graph



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