



19 Johns Close, Burbage, LE10 2LY
£550,000

wards
Residential

Freehold. NO CHAIN. A superb opportunity to buy this immaculately presented and spacious three bedroom detached bungalow in one of Burbage's most desirable and secluded locations. With a substantial plot of approx. 0.17 acres, there is ample opportunity to extend or redevelop (subject to planning permission). The property affords excellent access to both Hinckley town centre and Burbage village centre, with convenient access to the M69 and A5 in addition. The accommodation briefly comprises: Entrance Hall, Kitchen/Diner, Conservatory, Dining Room/Bedroom 3, Master Bedroom with Ensuite, Bedroom 2, Family Bathroom and Lounge. Externally, there is a single garage and car port, along with a sizeable circular driveway to the front elevation and charming gardens to the rear. UPVC double glazing and gas fired central heating.

Under the Estate Agents Act 1979 we would advise any prospective buyers that a party connected to Ward Surveyors Ltd owns this property.

Entrance Hall

With UPVC front door and loft access hatch.

Kitchen/Diner

5.52 x 2.52 Metres

Fitted with an excellent range of cream base and wall units with marble effect working surfaces over. Stainless steel one and a half sink and drainer. Integrated BOSCH double oven, electric hob with extractor fan over, dishwasher and integrated fridge/freezer. Tile effect flooring and ceiling spotlights. UPVC double glazed bow window to the front elevation. UPVC window and door to the Conservatory.

Conservatory

2.99 x 2.45 Metres

With Worcester gas fired central heating boiler, plumbing for a washing machine, tiled floor and UPVC windows and doors to the garden.

Lounge

4.86 x 3.95 Metres

With gas fire with silver insert in a stone effect surround. Dual aspect with UPVC French doors with side windows to the rear and a further window to the side elevation.



Dining Room/Bedroom 3

2.93 x 3.53 Metres

Currently arranged as Dining Room but could be used as a third bedroom. With UPVC bow window to the front elevation.

Master Bedroom

3.89 x 4.59 Metres

With an excellent range of fitted bedroom furniture comprising three double wardrobes with matching bedside tables. UPVC window to the rear elevation.

Ensuite

1.31 x 2.38 Metres

Fitted with a three piece white suite comprising sink over a vanity unit, low flush WC and shower in a shower cubicle. Heated towel rail, ceiling spotlights and extractor fan. Tiled flooring and full height tiling. UPVC window to Conservatory.

Bedroom 2

4.27 x 3.63 Metres

With a superb range of fitted bedroom furniture comprising five double wardrobes with top boxes and a chest of drawers. Dual aspect with an UPVC bow window to the front elevation and window to the side elevation.

Bathroom

1.8 x 2.38 Metres

Fitted with a three piece white suite comprising sink over a vanity unit, low flush WC and bath. Heated towel rail and ceiling spotlights. Tiled flooring and full height tiling. UPVC window to Conservatory.





Garage

4.51 x 3.09 Metres

With power, lighting and an up and over door. Car port adjacent.

Outside

To the front elevation, there is a sizeable driveway which is finished with stone chippings with an attractive stone centrepiece. The front driveway is enclosed by a mixture of shrubs, miniature trees and hedging.

To the rear, the charming gardens are enclosed by a mixture of timber fencing and hedging. The gardens are predominantly laid to lawn with attractive shrubbery borders. There are patio areas adjacent to the dwelling and a block paved area to the rear of the Conservatory. There is gated access to the front elevation and carport.



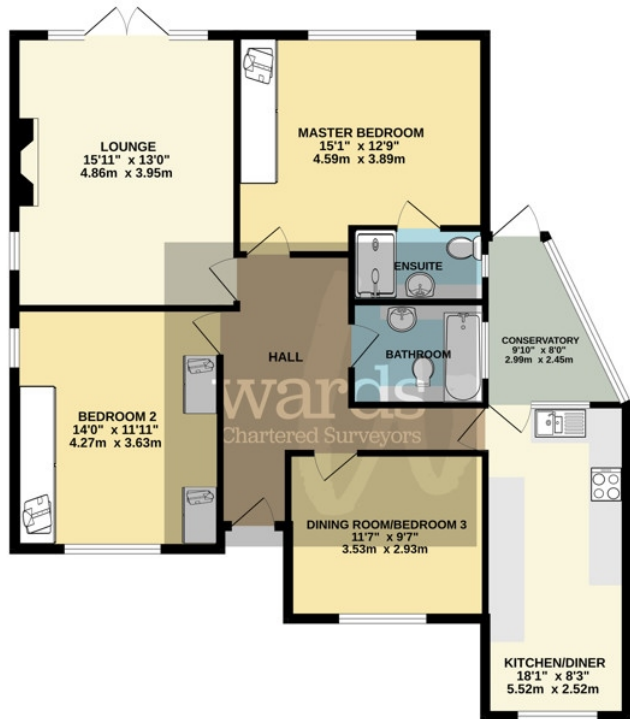
EPC Rating - D(59)

Council Tax Band - D

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836