



21 Oat Road

Burbage, Hinckley, LE10 2FZ

Offers Over £160,000



An immaculately presented, show standard, town house built in 2025 by the reputable Davidson homes in the 'Mercia' design and offering deceptively spacious open plan living accommodation. The property has the remaining period of the usual NHBC or similar New build warranty period, double width paved driveway/ car parking spaces, PVCu double glazing, gas central heating inclusive of a condensing combination boiler, spacious open plan living inclusive of a modern fitted kitchen /lounge/ dining room, double bedroom, modern shower room etc.

The property forms part of an exclusive modern housing estate with the benefit of views over open countryside.

Ideally positioned, for commuting to all major road links such as the M69, A5 , M1 and M6. Local amenities are within reasonable distance.

MUST BE VIEWED.



Reception hall. 9'4" (max) x 8'7" (max). (2.87 (max) x 2.64 (max).)

Composite double glazed door, LVT floor, staircase with spindled balustrade, mains smoke alarm, mains carbon monoxide detector, radiator, cloaks cupboard with space for a washing machine and a wall mounted (fan assisted) gas fired condensing combination boiler (Ideal Logic Logic ESP I 35).

Modern shower room (rear). 11'5" (max) x 5'6" (max). (3.50 (max) x 1.68 (max).)

Suite in white, fitted shower cubicle with a mixer shower, wash hand basin, low flush wc, extractor fan, shaver point, ceramic wall tiling, ladder style radiator, extractor fan, shaver point and understairs recess.

First floor. 17'2" x 14'4". (5.25 x 4.38.)

With open plan living.
Lounge/dining room /modern fitted kitchen.

Modern kitchen with composite sink, range of base and wall units (3 base and 4 wall) associated work surfaces, split level ceramic hob, electric (fan assisted) oven, integral microwave, extractor hood, fitted dish washer, fitted fridge and freezer.

Lounge/dining room with LVT floor, twin PVCu double glazed windows, radiators. walk-in store cupboard (1.91 x 0.94)

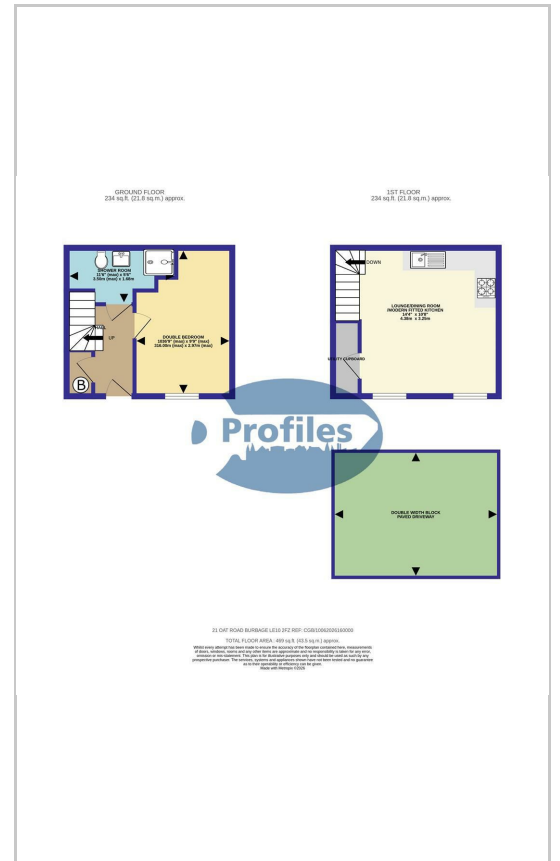
Outside.

Double width driveway (2 cars side by side). Outside light and herbaceous borders.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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