



14 Strutt Road

Burbage, Hinckley, LE10 2EB

Offers In The Region Of £215,000



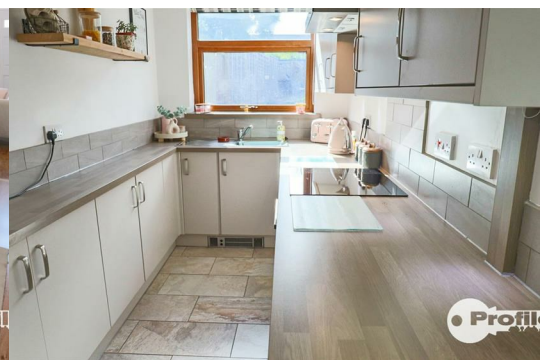
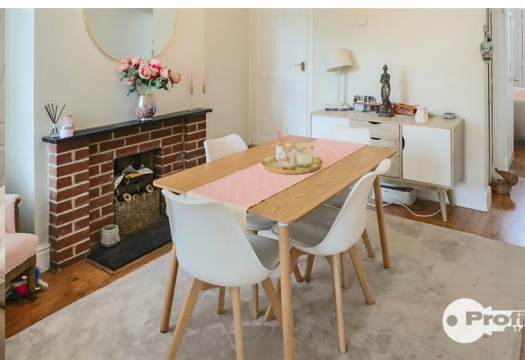
A spacious well appointed cottage style 2 bedroom inner terraced house.

Additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, attractive lounge, separate dining room, modern fitted kitchen, spacious bathroom with full suite and separate shower, established rear garden, potential off road parking.

Ideally located with in the hub of Burbage village close to all local amenities including, local shops, schools and regular public transport services,

The property is conveniently located for commuting to all major road links, such as the A5, M69, M1 and M6.

Must be viewed.



Attractive lounge (front). 12'2" x 10'9". (3.73 x 3.28.)
Feature open fire with a cast iron grate, laminate floor, radiator and PVCu double glazed window.

Separate dining room (rear). 15'7" (max) xc 10'9". (4.75 (max) xc 3.28.)
PVCu double glazed window, radiator, understairs cupboard, staircase to first floor, feature open hearth set in front of a rustic brick surround, with a raised hearth.

Modern kitchen (rear). 13'11" x 6'3" (min). (4.25 x 1.91 (min).)
Stainless steel sink, range of attractive base and wall units (9 base and 5 wall) finished in matt, associated work surfaces, split level induction hob, electric (fan assisted) oven, extractor hood, integrated, fridge, freezer and fitted dishwasher, ceramic tiled floor, skirting heater, PVCu double glazed rear window and PVCu double glazed side door.

First floor landing. 18'7" (max) x 7'5" (max) (5.67 (max) x 2.27 (max))
Roof void access hatch leading to a boarded roof space - approached via a retractable aluminium ladder, fitted linen cupboard with a wall mounted gas fired (fan assisted) condensing combination boiler (Worcester Greenstar CD1 24 Classic).

Bedroom 1 (front). 12'2" x 10'9". (3.72 x 3.28.)
PVCu double glazed window, radiator and wardrobe.

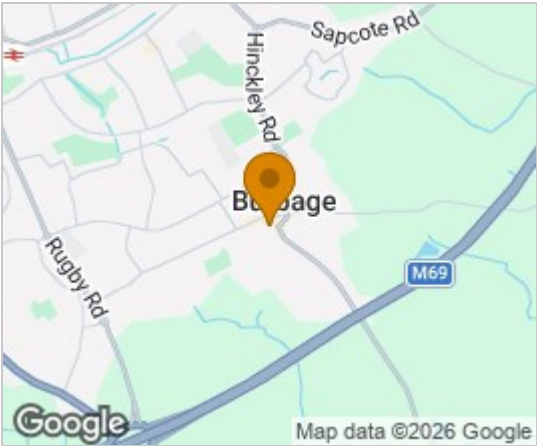
Bedroom 2 (rear). 12'1" x 7'11". (3.70 x 2.42.)
PVCu double glazed window, radiator and fitted cupboard.

Spacious bathroom (rear). 15'10" x 10'10". (4.83 x 3.32.)
Full suite comprising of panelled bath, wash hand basin, low flush wc, fitted shower cubicle with mixer shower, ceramic tiled floor, obscure PVCu double glazed window, downlights to the ceiling and extractor fan.

Outside.
Potential off road parking.

Enclosed established rear garden some 70' in length, established lawn, patio, water tap and pedestrian rear access.

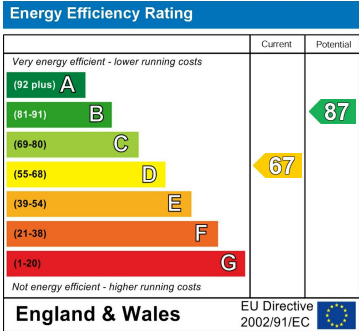
Area Map



Floor Plans



Energy Efficiency Graph



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