



5 Cotes Road

Burbage, Hinckley, LE10 2HJ

Offers In The Region Of £399,950



A tastefully decorated, 4 bedroomed family detached house, ideally located in one of Burbage's most sought after locations. The property has been maintained to a high standard throughout and has the additional benefits of gas central heating, PVCu double glazing, spacious modern breakfast/kitchen/dining room, additional bedroom5 (non structural conversion of the garage), 4 car driveway, extended rear garden, luxury spacious bathroom with full suite and separate shower, utility room, guest cloakroom etc.

Conveniently located to all local amenities including local schools (Sketchley infant, Grove Road infant/junior and Hastings high school), local shops and regular public transport services.

The property is commuting distance of all major road links, such as the A5, M69, M1 and M6.

Must be viewed.



Fully Enclosed Porch 5'1" x 3'6" (1.55 x 1.07)

Having PVCu double glazed side window, obscure PVCu double glazed door, oak floor.

Reception Hall 16'3" x 5'11" (4.96 x 1.81)

Having staircase to first floor, oak floor, radiator, understairs cupboard.

Guest Cloakroom 5'7" x 2'5" (1.71 x 0.75)

Having low level flush wc, wash hand basin, PVCu double glazed window.

Bedroom 5 (side) (garage conversion) 10'2" x 9'3" (3.12 x 2.84)

Having PVCu double glazed side window, laminate floor, coving.

Attractive Lounge (front) 16'2" x 10'11" (4.95 x 3.33)

Having PVCu double glazed bay window, coving, two wall light points, electric fire in attractive surround with raised hearth, radiator.

Utility Room (side) 8'5" x 6'0" (2.58 x 1.84)

Having obscure PVCu double glazed side window, PVCu double glazed side door, range of base and wall units comprising of one base unit and three wall units, work surface, tall cupboard, ceramic tiled floor, smoke detector.

Spacious Fitted Breakfast Kitchen/Dining Room 25'8" x 8'10" (7.83 x 2.71)

Having fitted range 'New World', (five burner gas hob, electric fan assisted oven and base drawer), extractor hood, wall mounted gas fired condensing regular boiler (Valliant Eco Tech 418), stainless steel sink unit, range of attractive base and wall units finished in high gloss white (10 base and 9 white walls), associated work surfaces, integral breakfast bar, plumbing for dishwasher, radiator, ceramic tiled floor/laminate floor, downlights to ceiling, PVCu double glazed window, PVCu double glazed french doors with adjacent PVCu double glazed windows, fitted wall units.

First Floor

Galleried Landing 16'2" x 5'11" (4.94 x 1.81)

Having PVCu double glazed window, radiator, rood void access with retractable aluminium ladder.

Bedroom 1 (front) 16'2" x 11'1" (4.94 x 3.40)

Having fitted wardrobes, PVCu double glazed window, radiator.

Bedroom 2 (rear) 14'7" x 8'10" (4.45 x 2.71)

Having fitted wardrobes, laminate floor, radiator, PVCu double glazed window.

Bedroom 3 (side) 8'11" x 8'0" (2.72 x 2.46)

Having laminate floor, PVCu double glazed window, radiator.

Bedroom 4 (front) 8'0" x 6'11" (2.46 x 2.11)

Having PVCu double glazed window, laminate floor, radiator.

Luxury Spacious Bathroom (rear) 11'2" x 8'11" (3.41 x 2.72)

Having full suite in white comprising of panelled bath, wash hand basin in vanity unit, low level flush wc, separate corner shower cubicle with plumbed mixer shower and having rainfall head, obscure PVCu double glazed window, ceramic wall tiling, radiator.

Outside

Front Garden with Four Car Driveway

Having side gated access leading to:

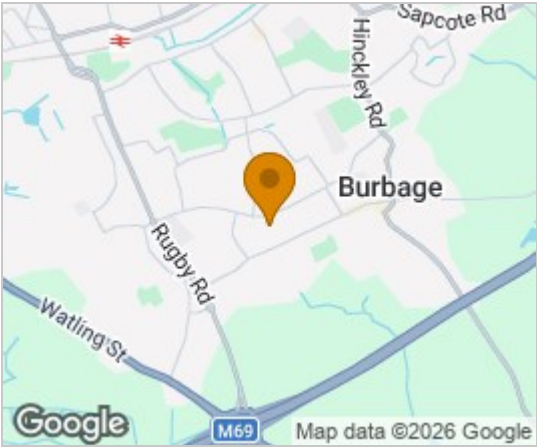
Established Extended Rear Garden Some 50 Ft In Len

Having lawn, decking, paved patio, water tap.

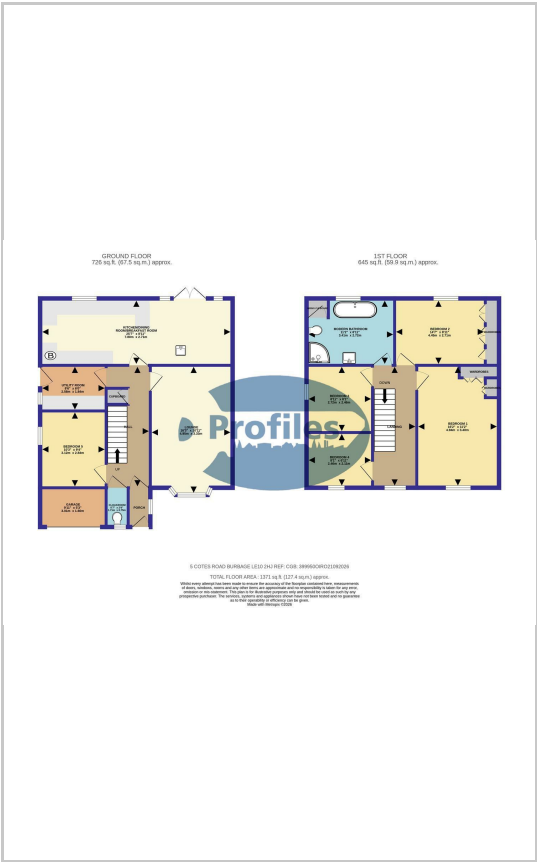
Garage 9'10" x 5'2" (3.01 x 1.60)

Having up and over door (presently converted into bedroom 5)

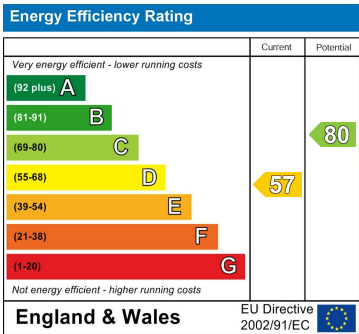
Area Map



Floor Plans



Energy Efficiency Graph



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