



wards
Residential

86 Sapcote Road, Burbage, LE10 2AX
£650,000

Freehold. Offering in excess of 2,500 sq ft, the subject property offers extensive family accommodation arranged over three floors. The property is located on the sought after Sapcote Road in the popular village of Burbage, with convenient access to both the M69 and Burbage and Hinckley town centres. The accommodation briefly comprises: Ground Floor: Hall, WC, Utility Room, Kitchen, Sitting Room, open plan Lounge/Dining Room and Garage. First Floor: four Bedrooms, Master with Ensuite and Family Bathroom. Second Floor: two Bedrooms. Externally, the property benefits from a large block paved driveway with double gates to the road. To the rear, the attractive gardens are predominantly laid to lawn with a patio area and superb timber Games Room at the end of the plot. UPVC triple glazing and gas fired central heating.

Hall

With store cupboard, laminate flooring, frosted glass window to the Kitchen and UPVC triple glazed windows and doors to the front elevation.

WC

With two piece suite comprising wash hand basin and low flush WC and UPVC triple glazed window to the front elevation.

Kitchen

4.84 x 3.47 Metres

Cream base and wall units with quartz veneer worktops with matching upstands and stainless steel sink and drainer. Integrated appliances include a Zanussi double oven, gas hob with extractor over, dishwasher and larder fridge. Tiled flooring and splashbacks. UPVC triple glazed window to the side elevation.



Utility Room

3.92 x 3.46 Metres

With wood effect base units with wood effect working surfaces over. Plumbing for a washing machine and space for a dryer. Worcester gas fired central heating boiler. Tiled flooring. UPVC triple glazed window and door to the side elevation.

Lounge/Dining Room

6.24 x 8.82 Metres

With feature brickwork inglenook fireplace with gas fire and feature brick arches between the rooms. With UPVC triple glazed sliding patio doors and window to the rear elevation.

Landing

With store cupboard and UPVC triple glazed window to the front elevation.

Master Bedroom

4.99 x 3.82 Metres

With UPVC triple glazed window to the rear.

Ensuite

3.5 x 0.95 Metres

Fitted with a three piece suite comprising pedestal sink, low flush WC and shower in a shower cubicle. Illuminated mirror and heated towel rail. Full height tiling to all walls. UPVC triple glazed window to the side elevation.

Bedroom 2

3.19 x 3.89 Metres

With fitted furniture including wardrobes, drawers, dressing table and wash hand basin. With UPVC triple glazed window to the rear.





Bedroom 3

3.81 x 2.77 Metres

With UPVC triple glazed window to the front.

Bedroom 4

2.94 x 3.46 Metres

With fitted wardrobes and vanity unit with wash hand basin. UPVC triple glazed window to the rear.

Bathroom

2.56 x 2.26 Metres

With three piece white suite comprising sink over wood effect vanity unit with concealed cistern WC and bath with shower over. Wood effect flooring and full height tiling to all walls. Heated towel rail and UPVC triple glazed window to the side.

Bedroom 5

4.2 x 4.71 Metres

With built in storage cupboard, eaves storage and two skylights.

Bedroom 6

4.19 x 4.13 Metres

With fitted furniture including wardrobes and drawers, eaves storage and three skylights.



Garage

4.89 x 4.76 Metres

With power light, electric sectional up and over door. Two UPVC triple glazed windows to the front elevation and UPVC door to the rear.

Games Room

4.36 x 8.28 Metres

With power, lighting and laminate flooring. Timber construction with a pitched tiled roof. UPVC triple glazed windows to the front and French doors.

Outside

To the front elevation, there is a large block paved driveway. The driveway is enclosed by timber fencing and has double gates to the road.

To the rear elevation, the attractive garden is predominantly laid to lawn with well stocked shrubbery borders. There is a patio area adjacent to the dwelling and a stepping stone path to the Games Room and further path to the Garage. The garden is enclosed with timber fencing.

EPC Rating - to be supplied

Council Tax Band - F

Call 01455 251771 to make an appointment to view this property



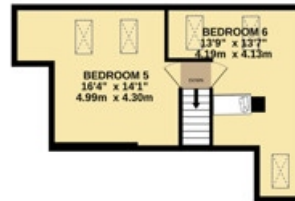
GROUND FLOOR
1298 sq ft. (120.6 sq.m.) approx.



1ST FLOOR
834 sq ft. (77.5 sq.m.) approx.



2ND FLOOR
381 sq ft. (35.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2513 sq ft. (233.5 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.
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