



wards
Residential

48 Crimson Way, Burbage, LE10 2NE
£260,000

Freehold. NO CHAIN. This modern semi-detached three bedroom house is situated in a convenient location in Burbage, with easy access to the M69 and Hinckley railway station. The ground floor features a spacious lounge and a well-equipped kitchen/diner with integrated appliances and French doors leading to the rear garden. Upstairs, there are three bedrooms, including a master with an ensuite and family bathroom. To the front, the property offers off-road parking for two cars and to the rear are enclosed gardens. UPVC double glazing and gas fired central heating.

Entrance Hall

With ceiling spotlights, a central heating thermostat and stairs leading to the upper floor.

WC

Fitted with a two piece suite comprising corner pedestal wash basin and low flush WC. Fitted with inset ceiling spotlights and a double-glazed window to the front elevation.

Lounge

4.38 x 3.65 Metres

With understairs store and UPVC double glazed window to the front elevation.

Kitchen/Diner

4.66 x 2.68 Metres

Fitted with an excellent range of white gloss base and wall units with granite work surfaces over (and matching upstands) and stainless steel one and a half sink and drainer with drainage grooves. Integrated appliances include a 4-ring electric hob under a stainless steel extractor, an electric oven, integrated dishwasher, fridge/freezer, and washing machine, as well as an Ideal Logic combi boiler. Marble effect floor tiling. UPVC double glazed French doors and window to the rear.



Landing

With loft access hatch and airing cupboard.

Master Bedroom

2.97 x 2.81 Metres

With over stairs storage and a UPVC double glazed window to the front.

Ensuite

1.75 x 1.78 Metres

Fitted with a three piece white suite comprising pedestal wash hand basin, low flush WC and fully tiled shower in a cubicle. Heated towel rail, ceiling spotlights and tiled flooring. UPVC double glazed window to the front.

Bedroom 2

2.83 x 2.28 Metres

With UPVC double glazed window to the rear.

Bedroom 3

1.76 x 2.28 Metres

With UPVC double glazed window to the rear.

Bathroom

1.85 x 1.91 Metres

Fitted with a three piece white suite comprising pedestal wash hand basin, low flush WC and bath with splashback tiling. Heated towel rail and ceiling spotlights. UPVC double glazed frosted window to the side elevation.





Outside

To the front elevation there is a tarmac driveway offering parking for two vehicles, a pathway leading to the front entrance, and a side path leading to the rear garden.

To the rear, the gardens are landscaped with a patio area adjacent to the house and a further seating area to the end of the plot. There is an astroturf lawned area separating the two. The gardens are enclosed by timber fencing and benefit from gated access from the front elevation.



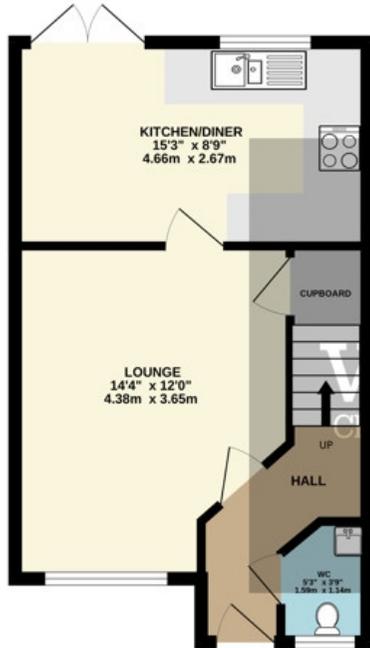
EPC Rating - B(83)

Council Tax Band - B

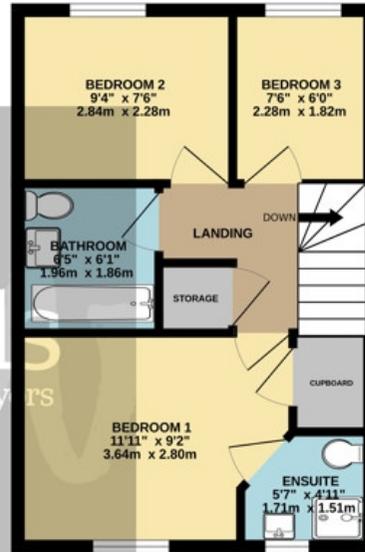
Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.

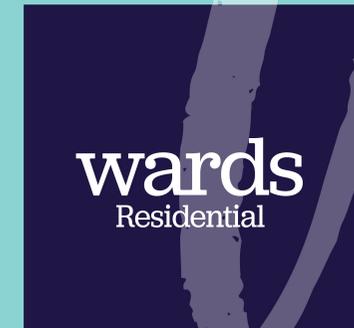


1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 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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20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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