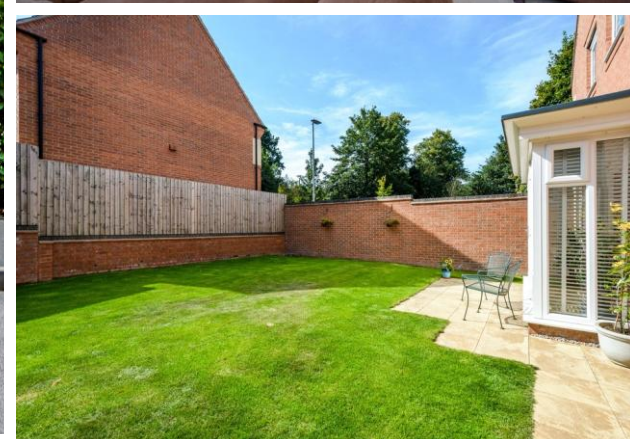


FOR SALE



Gatcombe Close, Burbage
Offers Over £425,000


MARTIN&CO



Gatcombe Close, Burbage

4 Bedrooms, 2 Bathroom

Offers Over £425,000

- A FOUR BEDROOM DETACHED HOME IN BURBAGE
- ENTRANCE HALLWAY WITH DOWNSTAIRS CLOAKROOM
- GOOD SIZED LOUNGE
- MODERN KITCHEN, DINER AND UTILITY
- DOUBLE GLAZED DOUBLE DOORS LEADING TO THE REAR GARDEN



Gatcombe Close is on a modern development with surrounding greenery and mature trees. This modern and spacious detached home has four bedrooms, two bathrooms, a separate lounge and kitchen/diner with a utility room. It is perfect for families looking for a modern and well maintained home. The home has a single brick built garage and driveway, providing ample parking space for multiple vehicles and also has an electric charging point. The interior features a contemporary design, with plenty of natural light streaming in through windows, and the enclosed rear garden is a nice private area to relax in. Nearby, you will find a range of amenities, such as schools, shops, and parks all within easy reach. With excellent connections to major transport links, you will have quick and convenient access to surrounding areas. Don't miss out on the opportunity to view this beautiful family home.

Contact us today to arrange a viewing and take the first step towards making it yours.

ENTRANCE HALLWAY 6' 2" x 8' 4" (1.90m x 2.55m) Enter the home and into the wide hallway. To the left is the access to the lounge, to the right is access to the kitchen/diner, and ahead is the downstairs cloakroom. Carpeted stairs lead to the first floor. Having wooden flooring, single white radiator and a storage cupboard.

DOWNSTAIRS CLOAKROOM Comprising a white suite of WC, and sink. Wooden flooring and single white radiator.

LOUNGE 11' 5" x 20' 7" (3.5m x 6.29m) The lounge is a light and airy room benefiting from having three double glazed windows. The bay window has a great view of the greenery surrounding the home. Having a carpeted floor and a single white radiator.

KITCHEN, DINER AND UTILITY 14' 11" x 20' 6" (4.57m x 6.26m) The kitchen/diner is a bright, functional, and family-friendly space with ample space for a dining table and chairs. The bay window and double doors to the garden are a lovely touch, bringing

in plenty of natural light and offering a smooth indoor-outdoor connection, perfect for summer evenings or weekend brunches. The modern kitchen has cream fronted wooden wall and base units with wooden style work surfaces and an integrated stainless steel sink, fridge freezer, double oven and large gas hob. Access to the utility area which houses the modern boiler and further kitchen units and room and plumbing for a washing machine. External side door provides access to the driveway and garage.

FIRST FLOOR LANDING Having a carpeted floor and provided access to all bedrooms and family bathroom. Storage cupboard and single white radiator.

SINGLE BEDROOM 8' 0" x 6' 9" (2.44m x 2.06m) The single bedroom is currently used as an office, and there ample room for a bed. Having a storage cupboard, carpeted floor and single white radiator.

DOUBLE BEDROOM 10' 0" x 11' 10" (3.07m x 3.61m) Overlooking the front of the home, this double



bedroom also benefits from having a built in wardrobe. Decorated in a neutral colour and having a carpeted floor.

DOUBLE BEDROOM 12' 2" x 8' 6" (3.71m x 2.61m) A double bedroom, having a carpeted floor and a single white radiator.

FAMILY BATHROOM 5' 10" x 6' 4" (1.80m x 1.95m) Having a white suite comprising bath with mixer shower over and clear shower screen, sink and WC.

MAIN BEDROOM 11' 0" x 9' 1" (3.36m x 2.77m) The main bedroom is a double room and benefits from having two windows making this a light room. Having built in wardrobes and an ensuite.

SHOWER ROOM 6' 2" x 4' 1" (1.88m x 1.25m) Ensuite shower room comprising a white suite of shower cubicle with mixer shower, WC and sink.

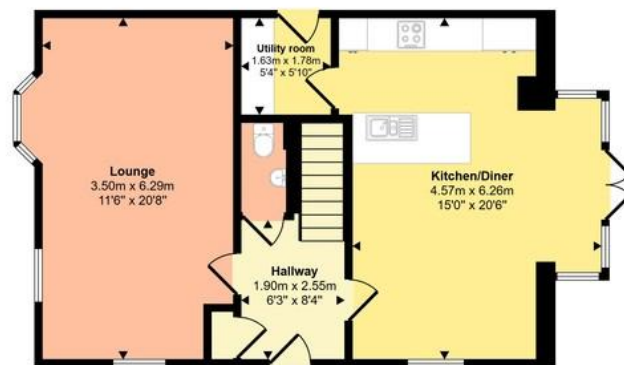
GARAGE AND OUTSIDE 10' 4" x 21' 1" (3.17m x 6.45m) Enclosed rear garden mostly laid to lawn and full of potential for avid gardeners! Wooden gate leading to the side driveway and single brick built garage. There is an electric charge point by the side door.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
120 sq m / 1292 sq ft



Ground Floor
Approx 62 sq m / 665 sq ft



First Floor
Approx 58 sq m / 627 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA

T: 01455 636349 • E: hinckley@martinco.com

01455 636349

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.