



2 Kilby Green, Burbage, LE10 2SN
Asking Price Of £310,000 Freehold


MARTIN&CO

Kilby Green, Burbage

4 Bedrooms, 1 Bathroom

Asking Price Of £310,000

- EXTENDED SEMI-DETACHED HOME
- CUL DE SAC LOCATION
- TWO RECEPTION ROOMS
- MODERN KITCHEN AND UTILITY ROOM
- FOUR BEDROOMS
- MODERN FITTED BATHROOM

FAMILY HOME - An extended and well-presented four-bedroom semi-detached family home, perfectly situated in a quiet cul-de-sac in Burbage and close to local amenities and schools. The layout includes an entrance hallway, cloakroom, lounge, dining room, kitchen, utility room, four bedrooms, and a bathroom. Additional features include double glazing, gas central heating, a beautifully landscaped two-level rear garden, and off-road parking for two cars.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE A composite double glazed entrance door leads to the entrance hallway

HALLWAY Stairs to first floor landing, double glazed window to side, metre storage cupboard, radiator, door to cloakroom.

CLOAKROOM Low level WC, wall mounted sink unit with mixer tap,, laminate wood flooring, double glazed window to side.

LOUNGE 15' 11" x 9' 9" (4.86m x 2.99m) Double glazed window to the front with shutter blinds, feature fireplace with ornamental surround, raised hearth with living flame electric fire, radiator, access to dining room.

DINING ROOM 15' 10" x 10' 1" (4.84m x 3.08m) Built in display cabinet, double glazed doors and window to rear garden, radiator, access to kitchen.

KITCHEN 11' 0" x 9' 4" (3.357m x 2.85m) A modern fitted kitchen with matching base, wall, upright, and drawer units, complemented by work surfaces and an inset sink with mixer tap. It includes a built-in electric oven with gas hob, integrated dishwasher, and fridge freezer. The space features laminate wood flooring, a double-glazed door and rear window, a radiator, and access to the utility room.

UTILITY ROOM 8' 0" x 10' 8" (2.44m x 3.27m) Featuring matching base, wall, and drawer units from the kitchen with work surfaces above, a built-in electric fan-assisted double oven with grill, space and plumbing for a washing machine and dishwasher, laminate wood flooring, a radiator, and inset ceiling spotlights.

FIRST FLOOR LANDING Airing cupboard housing wall mounted gas boiler, access to roof space.

BEDROOM ONE 12' 4" x 10' 0" (3.77m x 3.05m) Double glazed window to rear, radiator

BEDROOM TWO 7' 11" x 12' 8" (2.42m x 3.88m) Double glazed window to front, radiator.

BEDROOM THREE 10' 9" x 9' 4" (3.29m x 2.87m) Built in wardrobe with sliding mirrored doors, double glazed window to front, radiator.

BEDROOM FOUR 7' 9" x 9' 9" (2.37m x 2.99m) Double glazed windows to front and rear, storage cupboard, radiator.

BATHROOM 6' 2" x 6' 0" (1.90m x 1.84m) A modern bathroom suite featuring an L-shaped panelled bath with a mixer tap, mains mixer unit, and overhead attachment, complemented by a glazed shower screen. It includes a vanity sink unit with a cupboard below and mixer tap, an enclosed low-level WC, ceramic tiled walls and flooring, a heated towel rail, an obscure double-glazed window, and inset ceiling spotlights.



OUTSIDE The property is situated in a quiet cul-de-sac, set back from the road with a block-paved driveway for off-road parking, a lawn with various shrubs, and a store room featuring an up-and-over door, power, and lighting. At the rear, there's a landscaped two-level garden with an L-shaped paved patio next to the house, steps leading down to a lawn and another paved patio, complete with flower beds, a timber fence, an outdoor tap, and lighting.





Approx Gross Internal Area
107 sq m / 1153 sq ft



Denotes head height below 1.5m

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>



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.

