



- Two Bed Luxury Apartment
- Double Glazing
- Secure Gated Parking
- Hub of the Village

Flat 8, The Leys, Hinckley Road, Burbage, Leicestershire, LE10 2AJ

£152,950

Fantastic opportunity to acquire a spacious apartment within the heart of old Burbage. Double glazing, heating, security system inc. video entry phone. Spacious lounge/living room, fitted kitchen with built in appliances. Two bedrooms, master with en-suite, bathroom. Allocated parking with gated security. Viewing recommended. No chain.

Property Description

Entrance Hallway

Having an entrance door from the side aspect, ceiling spotlight, storage cupboard, airing cupboard, security system including video entry phone, and laminate wood flooring.

Spacious Lounge Diner

15' 0" x 17' 0" (4.57m x 5.18m) max Having a double glazed window to the rear aspect, double glazed French doors opening to the Juliet balcony also to the rear, six spotlights, electric storage heater, television point, laminate wood flooring and large opening through to...

Fitted Kitchen

9' 0" x 10' 0" (2.74m x 3.05m) Having a double glazed window to the front aspect, two spotlights, a range of matching units with worktop surfaces, 1 and 1/4 bowl drainer sink, mixer taps, plumbing for washing machine, integrated fridge / freezer, built in electric cooker, electric hob with hood over and laminate wood flooring.

Master Bedroom

12' 0" x 10' 0" (3.66m x 3.05m) Having a double glazed window to the front aspect, four spotlights, wall mounted electric heater, television point and door through to...

En-suite

Having two ceiling spotlights, two extractor fans, partly tiled suite with low level flush wc, pedestal wash basin, shower within cubicle and tiled flooring.

Bedroom Two

10' 0" x 6' 0" (3.05m x 1.83m) Having a double glazed window to the front aspect, two spotlights, wall mounted electric heater and a telephone point.

Bathroom

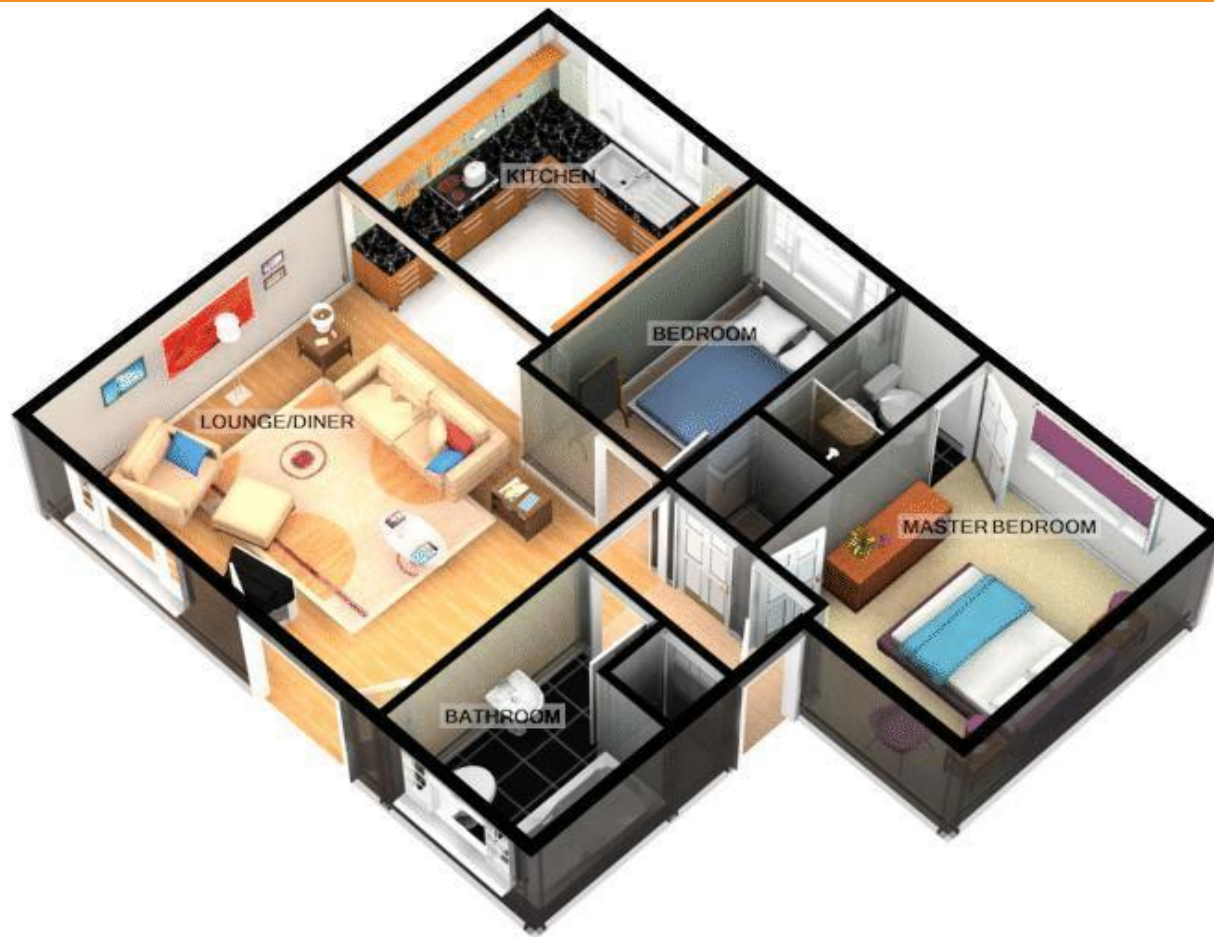
8' 0" x 7' 0" (2.44m x 2.13m) max Having a double glazed opaque window to the rear aspect, two spotlights, two extractor fans, heated towel rail, partly tiled suite with low level flush wc, pedestal wash basin, bath with shower over and tiled flooring.





Outside

Having allocated parking behind security gates for residents only and other communal areas.



TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.4 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements