



52 Newstead Avenue, Hinckley, LE10 2JB

- Detached Dormer Bungalow
- GCH, SUDG, Garage & Parking
- Hall, Lounge & Breakfast Kitchen
- Wide Built On Conservatory
- 3 Beds, Bathroom/Wc & Sep Wc
- Good Sized Rear Garden

A well presented and appointed, gas centrally heated, sealed unit double glazed, 3 bedrooomed detached dormer bungalow with entrance hall, lounge, fitted breakfast kitchen, conservatory, family bathroom/wc, 2 ground floor bedrooms and 3rd first floor bedroom with en suite wc, together with single garage, additional off road parking and a good sized rear garden in this favoured Hinckley suburb. EPC = E.

£259,950

GENERAL INFORMATION

The village of Burbage sits on the Leicestershire\Warwickshire border in central England and is well known for its popularity in terms of convenience for ease of access to the A5\M69\M6\M1 motorway network for travel north, south, east and west, the Birmingham, Coventry and East Midlands International Airports, major centres of employment at Rugby, Nuneaton, Coventry, Birmingham, Tamworth, Ashby-de-la-Zouch, Leicester and Loughborough, and some of central England's most attractive open countryside with many scenic walks and golf courses.

The village of Burbage offers a typical range of village amenities and adjoins the ancient market town of Hinckley which offers an excellent range of amenities including shopping for all needs with Hinckley's pedestrianised streets offering a host of main stream retail names alongside boutiques, modern cafes and bars, together with a bustling market held three days a week. There are also schools for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail.

GENERAL DESCRIPTION

This well presented and appointed, gas centrally heated, sealed unit double glazed, 3 double bedroomed detached dormer bungalow benefits from an entrance hall, lounge, fitted breakfast kitchen, conservatory, family bathroom/wc, 2 ground floor bedrooms, (one with built in shower cubicle), a 3rd first floor bedroom with en suite wc, together with single garage, additional off road parking and a good sized rear garden.

The accommodation is well arranged on two floors as detailed below:-

DETAILED ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With UPVC framed and panelled part leaded sealed unit double obscure glazed entrance door, central heating radiator, two ceiling mounted light fittings, wall mounted door bell, central heating thermostat, alarm control panel, smoke alarm and double shelved boiler cupboard housing wall mounted gas fired central heating boiler with double cupboard over. The hall leads to:

FRONT LOUNGE

11'4 x 14'11 (3.45m x 4.55m)

With two central heating radiators, sealed unit double glazed side picture window, sealed unit double glazed part leaded bow picture window to front, telephone points, feature pine fireplace with inset Natural Flame coal effect fitted gas fire, coved ceiling, light fittings and two matching wall light fittings.



BREAKFAST KITCHEN

11'04 x 11'05 (3.45m x 3.48m)

With units and equipments including stainless steel single bowl sink and drainer unit with hot and cold mixer tap, inset to L shaped rolled edge work surface with cupboard four drawers and plumbing for automatic washing machine under, tiled splashbacks, triple wall cupboard and sealed unit double glazed window with French blind over. Further corner L shaped rolled edge worktop with two cupboards under, double wall cupboard and sealed unit double glazed window with French blind over and Range Master 55 auto cooker adjacent comprising oven, grill and four plate gas hob, space for fridge-freezer standing, two triple spot light clusters to ceiling, further rolled edge work tops with triple cupboard under and double wall cupboard over. Also with central heating radiator and laminate flooring. Part glazed door to:



CONSERVATORY

14'09 x 7'10 (4.50m x 2.39m)

With laminate flooring, central heating radiator, sealed unit double obscure glazed external door to side with matching side windows, triple polycarbonate roof, rear and side windows with matching French doors to rear garden and two fitted shelves.



BEDROOM 1 (REAR)

13'04 x 10'00 (4.06m x 3.05m)

With central heating radiator, sealed unit double glazed picture window, ceiling mounted fan/ light fitting incorporating triple spot lights and twin double hanging 'His and Hers' wardrobes with matching over cupboards.



BEDROOM 2 (FRONT)

12'05 x 12'06 (3.78m x 3.81m)

With sealed unit double glazed bow front window, central heating radiator, ceiling light fitting, lazy light pull switch and built in fully tiled shower cubical with triton T80 electric shower unit incorporating flexi hose to sliding track.



With central heating radiator, sealed unit double glazed dormer window, quadruple spot light fitting, built in eaves storage space and sliding door to:



EN SUITE WC

With a toilet and wash hand basin in coloured suite and ceiling light fitting.

FAMILY BATHROOM / WC

Half tiled with three piece white suite comprising panelled bath, wash hand basin to vanity unit with double cupboard under and low flush toilet. Also with tiled flooring triple spot light fitting, sealed unit double obscure glazed window with blind, up right heated towel rail/radiator.



OUTSIDE

The property occupies a good sized plot which is set well back from Newstead Avenue behind a walled front boundary with two areas of lawn and side flower beds featuring a variety of spring bulbs and flowers. A long tarmac side driveway provides off road parking for up to 3 cars and gives access to:



ON THE FIRST FLOOR

STAIRCASE AND LANDING

With open tread STAIRCASE AND LANDING with access to boarded roof space leads to:

BEDROOM 3

10'00 x 10'08 (3.05m x 3.25m)

SINGLE BRICK GARAGE

With sliding door to front, two side windows, strip light, rear window and personal side door. Attached to the garage there is a block built garden store/workshop.

GOOD SIZED REAR GARDEN

Within the good sized mainly lawned rear garden there are further out buildings comprising green house and timber garden shed. The lovely garden features raised flagged terrace, two gravelled areas, fenced and hedged boundaries, a variety of trees and a wall stocked of borders of specimen shrubs, bushes and spring bulbs.



SERVICES

All mains services are understood to be connected to the property which benefits from gas fired central heating and sealed unit double glazing. Electric power points are fitted throughout the property.

FIXTURES AND FITTINGS

All fixtures and fittings mentioned in the sales particulars together with fitted floor coverings, blinds and light fittings are included in the sale.

VIEWINGS

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

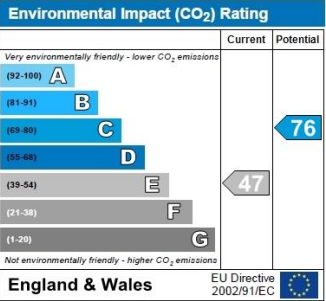
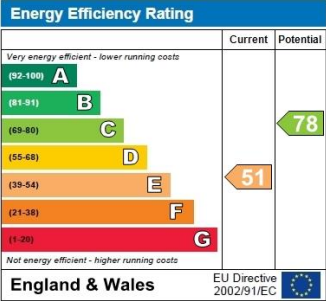
If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.





Directions

The property is best approached from the roundabout at Junction 1 of the M69 motorway. Take the Rugby Road in a northerly direction towards Hinckley town centre and turn left at the mini roundabout into Three Pots Road. At the next junction with Wolvey Road, turn right and then, almost immediately, turn left again into Newstead Avenue, where the bungalow can be found on the right hand side,

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

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