

20, Frezenberg Close
Burbage
HINCKLEY
LE10 2FL

Energy rating

B

Valid until
13 December 2025

Certificate number
8598-6743-7539-8297-8253



- Three/Four Bedrooms
- Garage and Parking
- Ideally Situated
- Very Well Presented

20 Frezenberg Close, Burbage, Leicestershire, LE10 2FL

£330,000

Truly impressive three bedroom three storey house offered for sale by Wright & Wright. uPVC double glazing, gas central heating. Entrance hall, cloakroom, dining kitchen, lounge. Two bedrooms with the option to create a fourth bedroom, family bathroom. Second floor master suite with dressing area and shower room. Off road parking and garage. Gardens front and rear. Viewing highly recommended.

Property Description

Entrance Hall

having ceiling light point, double panelled radiator, porcelain tiled tiling

Cloakroom

5' 7" x 2' 11" (1.7m x 0.9m) having UPVC double glazed window to the front aspect, ceiling light point, single panelled radiator, low level flush wc and basin

Kitchen/Diner

13' 9" x 9' 3" (4.18m x 2.83m) having UPVC double glazed window to the front aspect, two ceiling light points, single panelled radiator, tiled flooring, boiler, range of matching wall and base units with work surfaces over, sink with mixer taps, plumbing for automatic washing machine, built in cooker with gas hob and extractor over

Lounge

16' 3" x 11' 1" (4.96m x 3.37m) having UPVC double glazed window to the rear aspect, ceiling light point, double panelled radiator, storage cupboard, laminate flooring, television aerial point, and UPVC patio doors to garden

First Floor Landing

having double glazed window to the side aspect, ceiling light point, airing cupboard and staircase to master bedroom

Bedroom 2

12' 2" x 16' 2" (3.72m x 4.94m) having UPVC double glazed window to the rear aspect, ceiling light point, two single radiators. (Really easy and viable option to make into two bedrooms.)

Bedroom 3

12' 8" x 9' 4" (3.85m x 2.84m) having UPVC double glazed window to the front aspect, ceiling light point, single panelled radiator, tv aerial point





Family Bathroom

5' 7" x 6' 7" (1.69m x 2m) having opaque UPVC double glazed window to the front aspect, ceiling light point, tiled flooring, heated towel rail, three piece suite low level flush wc, hand basin and bath with shower over.

Master bedroom

15' 7" x 12' 6" (4.76m x 3.8m) plus recess having UPVC double glazed window to the front aspect , ceiling light point, double panelled radiator, loft access and built in wardrobes

En-suite

5' 2" x 6' 4" (1.57m x 1.93m) having skylight, fully tiled and tiled flooring, heated towel rail, comprising of a three piece suite low level flush wc, shower cubicle and hand basin

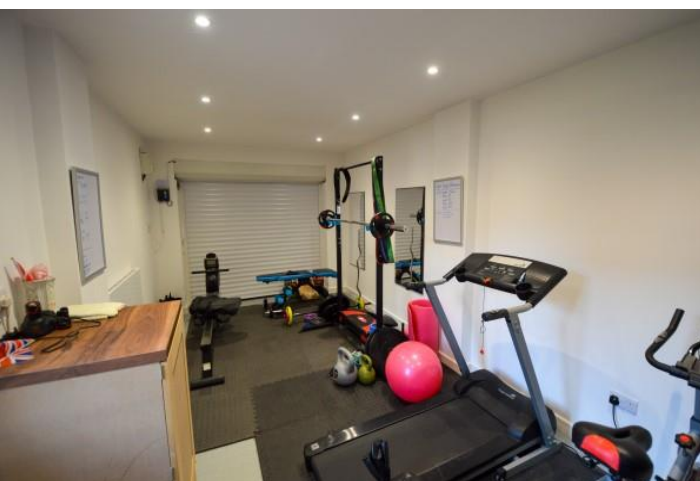


Garage

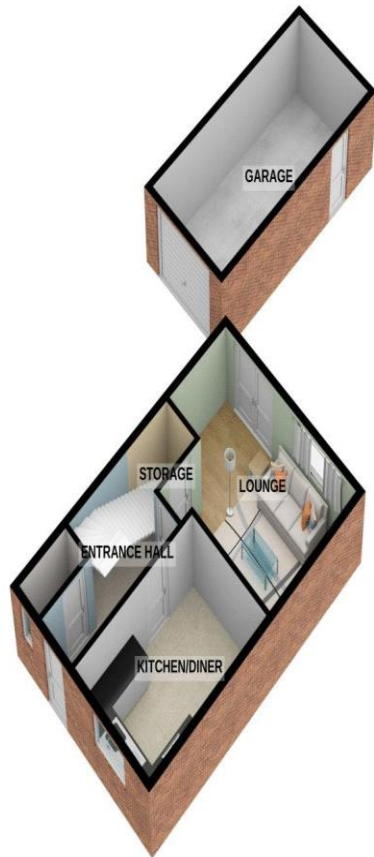
having electric roller shutter door and pedestrian side access, light and power.

Outside

Having small front garden and drive to side allowing parking for vehicles, and access to single garage. Fully enclosed rear garden with large slabbed pathways and patio area, lawn, borders, external light and tap.



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.2 sq.m.) approx.

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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