



**27 Salisbury Road, Hinckley, LE10 2AR**  
£575,000 Freehold

  
**MARTIN & CO**

# Salisbury Road, Burbage, Hinckley

4 Bedrooms, 3 Bathroom

£575,000

- SOUGHT AFTER LOCATION IN BURBAGE
- SPACIOUS DETACHED FAMILY HOME
- CORNER PLOT GARDENS
- THREE RECEPTION ROOMS
- KITCHEN DINER & UTILITY ROOM
- FOUR DOUBLE BEDROOMS WITH MAIN EN SUITE

SPACIOUS DETACHED FAMILY HOME IN POPULAR LOCATION - An excellent opportunity to purchase this well presented, F.E Downes built, spacious detached property ideally located in a sought after area of Burbage and with open countryside views to the rear. The property is within easy reach of local amenities and the A5, motorway network for commuting. The spacious accommodation comprises on the ground floor of an entrance porch, reception hall, lounge,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

dining room, study, cloakroom, kitchen diner and utility room. The first floor has a large landing, four double bedrooms with the main en suite and a family bathroom. The property sits in good size mature, corner plot gardens and has a driveway and double garage for off road parking. For viewings call Martin & Co 01455 636349

**ENTRANCE PORCH** Double glazed entrance door and side panels to entrance porch, tiled flooring, obscure glazed window and door to entrance hallway.

**ENTRANCE HALLWAY** Spacious hallway with stairs to first floor landing, radiator.

**CLOAKROOM WC** 10' 10" x 5' 0" (3.31m x 1.54m) Sink unit with vanity cupboard below, low level WC, laminate wood flooring, obscure double window to front, radiator.

**LIVING ROOM** 23' 0" x 12' 6" (7.03m x 3.82m) Spacious room with double opening double glazed

french doors to rear garden, stone fireplace and surround with inset electric fire and wood mantel above, dual aspect double glazed windows, two radiators.

**DINING ROOM** 11' 6" x 9' 8" (3.53m x 2.95m) Double glazed window to rear, radiator

**STUDY** 11' 6" x 8' 0" (3.53m x 2.44m) Double glazed window to side, radiator.

**BREAKFAST KITCHEN ROOM** 13' 5" x 11' 5" (4.1m x 3.48m) Fitted with a matching range of base wall and drawer units and breakfast bar and work surfaces above, inset sink unit with centre bowl and mixer tap, built in Bosch / Mile electric ovens, separate induction hob, integrated fridge freezer, double glazed window to rear, door to ide, door to utility room.

**UTILITY ROOM** 10' 2" x 6' 5" (3.1m x 1.96m) Fitted with a matching range of base and wall units, wine holder, inset sink unit with work surface above, space

and plumbing for washing machine and tumble dryer.

**LANDING** Double glazed window to front, access to roof space, built in cupboard housing valiant gas boiler and shelving.

**MASTER BEDROOM** 15' 8" x 12' 11" (4.8m x 3.94m) Double glazed window to rear, fitted wardrobes with shelving and hanging space, radiator, door to en suite.

**EN SUITE** 11' 6" x 5' 4" (3.53m x 1.65m) Panelled bath with mixer tap and glazed shower screen, sink unit with vanity cupboard below, low level WC, ceramic tiled walls, radiator, obscure double glazed window.

**BEDROOM TWO** 12' 11" x 10' 9" (3.94m x 3.3m) Fitted wardrobes with shelving and hanging space, dual aspect double glazed windows, radiator

**BEDROOM THREE** 12' 7" x 10' 9" (3.86m x 3.3m) Fitted wardrobes with shelving and hanging space, dual aspect double glazed windows, radiator.



**BEDROOM FOUR** 9' 10" x 9' 6" (3.00m x 2.92m) Fitted wardrobes with shelving and hanging space and cupboards above, double glazed window to rear, radiator.

**FAMILY BATHROOM** 11' 6" x 9' 10" (3.53m x 3.02m) Four piece suite comprising shower cubicle with glazed door, mains mixer unit, panelled bath, sink unit with vanity cupboard below, low level WC, ceramic tiled floors and ceiling, obscure double glazing window, radiator.

**DOUBLE GARAGE** Electric up and over door, power and lighting.





Approx Gross Internal Area  
204 sq m / 2201 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>

  
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